CITY OF savannah

2013-2017 CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT PLAN

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CITY OF SAVANNAH, GEORGIA

ADOPTED NOVEMBER 1, 2012

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Table of Contents

	Page
Executive Summary	
Summary of Needs Assessment Overview	2
Summary of Goals and Measurable Objectives	3
Evaluation of Past Performance	5
Summary of Citizen Participation Process and Consultation Process	5
The Process	
Lead and Responsible Agencies	11
Consultation	13
Citizen Participation	20
Needs Assessment	
Overview	29
Housing Needs Assessment	30
Disproportionately Greater Need: Housing Problems (Tables)	40
Disproportionately Greater Need: Severe Housing Problems (Tables)	43
Disproportionately Greater Need: Housing Cost Burdens (Table)	46
Disproportionately Greater Need: Discussion	48
Public Housing	49
Homeless Needs Assessment	53
Non-Homeless Special Needs Assessment	56
Non-Housing Community Development Needs	59
Market Analysis	
Overview	63
Number of Housing Units	64
Cost of Housing	67
Condition of Housing	70
Public and Assisted Housing	73
Homeless Facilities	75
Special Needs Facilities and Services	78
Barriers to Affordable Housing	81
Non-Housing Community Development Assets	83
Needs and market Analysis Discussion	92

Table of Contents

	Page
Strategic Plan	
Overview	94
Geographic Priorities	96
Priority Needs	101
Influence of Market Conditions	104
Anticipated Resources	105
Institutional Delivery Structure	112
Goals Summary	116
Public Housing Accessibility and Involvement	119
Barriers to Affordable Housing	120
Homelessness Strategy	123
Lead Based Paint Hazards	130
Anti-Poverty Strategy	132
Monitoring	134
Action Plan	
Expected Resources	135
Goals and Objectives	140
Project Summary	143
Projects	146
Geographic Distribution	148
Affordable Housing	150
Public Housing	151
Homeless and Other Special Needs Activities	152
Barriers to Affordable Housing	155
Other Actions	156
Program Specific Requirements	159

Executive Summary

ES-05 Executive Summary

1. Introduction

Each year, the City of Savannah receives federal funds from the U.S. Department of Housing and Urban Development (HUD) in the form of entitlement grants under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) programs. In order to receive these annual grants, the City must submit a five-year Consolidated Housing and Community Development (HCD) Plan and Annual One Year Action Plans to HUD for approval.

The City of Savannah's 2013-2017 Consolidated Housing and Community Development (HCD) Plan is a comprehensive plan addressing the City's housing, homelessness, and non-housing community development needs for the five-year period. The plan contains goals, performance outcome objectives, and implementation strategies for each of the plan's elements. The plan describes the activities the City will fund, implement, and/or support using its annual federal allocation.

The City's 2013-2017 HCD Plan builds upon existing plans and initiatives already in place and approved by local authorities. These include the 2008-2012 HCD Plan, the Savannah-Chatham Homeless Authority's 10-Year Comprehensive Plan, the current Housing Authority of Savannah Consolidated Plan, and multiple redevelopment plans for priority neighborhoods and commercial corridors.

The plan complies with regulations issued by the U.S. Department of Housing and Urban Development (HUD) in 1995 and the performance measurement guidelines issued in 2006. The plan has been developed using HUD's e-Con Planning Suite in IDIS. HUD requires entitlement communities such as Savannah to consolidate its planning, application, and reporting requirements for most HUD programs. If needed, this plan can be updated each year, adopted by City Council and submitted to HUD prior to the beginning of the City's fiscal year.

The plan highlights four core areas which are: Housing including special needs and fair housing; Economic Development including workforce development, corridor improvement, and poverty reduction; Public/Human Services; and Homelessness. The plan identifies the Neighborhood Revitalization Strategy Area and the Community Development Block Grant Local Target Area. Finally, the plan serves as the basis for the City of Savannah's annual One-Year Action Plan submissions to the U.S. Department of Housing and Urban Development beginning with fiscal year 2013.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

In many ways, needs in the Savannah community mirror those of other communities across the country. Existing needs in Savannah are largely driven by current difficulties in the housing market, limited opportunities in employment sectors, and shifting population trends. While the City of Savannah had its first period of population growth in decades, its growth rate continues to be outpaced by regional population growth. Even as population growth has improved in Savannah, one of the most significant trends that highlight local needs is the growth in the poverty rate for Savannah. The poverty rate has stayed over or around 20% for several consecutive decades. In 2010, the poverty rate increased by 2% to 23.8%, evidence of a growing need for sufficient and sustainable household income.

At the same time, affordability of housing continues to be a major issue in Savannah, especially for minority households, special needs populations, and female headed households. Increasing numbers of households are cost burdened, meaning they pay greater than 30% of income on housing expenses.

Within the housing market the age of available homes, and more significantly the high level of deferred maintenance, often leaves only substandard housing available for low and moderate income households. This is particularly true within the rental housing market and for elderly home owners or homeowners with disabilities.

The needs of Public Housing residents and Housing Choice voucher holders are similar to those of the population at large in that the needs are associated with economic barriers that exacerbate the problem of housing affordability in Savannah. The challenge of paying for other critical needs such as childcare, transportation, job training and job readiness limit the dollars available to securing safe, decent and affordable housing in Savannah for low and moderate income persons and families. However, a significant difference in the needs of residents of Public Housing and Housing Choice voucher holders compared to the population at large is the assurance of safe and decent housing.

With regard to homeless persons, there were 6,466 documented and confirmed episodes of homelessness in 2011. The total non-duplicated community count states that there were 4,202 men, women and children who experienced homelessness in Savannah, Chatham County, Georgia. Of the 4,202 unduplicated persons served in shelters, there were approximately 56% men, 26% women, and 18% children. There were at least 44 additional persons who received some type of service, but remained living in places not meant for human habitation, i.e. under bridges, in the woods, in cars, etc. (Chatham-Savannah Authority for the Homeless 2011 Homeless Count).

Difficulties in the local labor market, especially given the impact of the recession, have led to increasing unemployment as well as underemployment for many skilled workers. Along with increased unemployment and greater competition for jobs, there has also been an increase in individuals leaving the labor force altogether. This is especially true for low and moderate income workers. At the same

time, many individuals in the local labor force are under skilled for the available jobs in local manufacturing and other knowledge based jobs.

Public and Human Services Needs Identified

Numerous public and human services needs were identified by staff, community partners, and residents for the primary issues of housing safety and affordability, youth and special needs services, adult education and financial education issues, and job training and employment assistance. The needs of youth and persons with special needs are issues raised by numerous service providers and community residents. Youth services for counseling, mentoring, after-school programs, and academic assistance are some of the most cited services needed. Services for persons with special needs, including the elderly, persons with disabilities, veterans and others, are also services that are in great need. Access to home based services, transportation, food programs, and recreation services are in high demand.

Among working age adults, services providing educational assistance and financial education are two critically needed public services. Adult academic assistance and GED assistance are services needed to increase the employability of adults in the workforce. Service providers and residents also identified financial literacy and money management education as another great need, primarily because it is a barrier to increasing personal income and savings to provide financial stability. Additional areas of economic need cited by residents and service providers are for accessible job training, employment assistance programs, and better transportation or transportation assistance to available jobs and job centers. Long term economic trends are changing the types of jobs available and the skills necessary to compete for them.

Other needs impacting the local community include the continued waiting lists for public housing, increasing demand for housing assistance and homelessness prevention, growing needs for improved public infrastructure including water, sewer and transportation infrastructure, and the continued need to reduce the negative impact of blighted conditions on low and moderate income communities.

Plan Objectives and Outcomes

In order to address these needs, the City of Savannah through a collaborative planning process has developed the following goals and measurable objectives to be achieved in coordination with community partners over the next five years:

<u>Quality Housing</u> - To seek a city with ample housing in good condition for low-and-moderate income households by: creating 450 units of new, quality, affordable housing, through infill construction, vacant property renovation, and/or adaptive reuse; and substantially improving 700 existing, occupied housing units, including Section 8 units.

Affordable Housing - To seek a city in which housing is affordable for both renters and homeowners and the majority of residents are home owners by: assisting 350 low/moderate income households interested in becoming homeowners to achieve home ownership; and assisting 500 prospective and existing renters and/or homeowners in addressing financial, credit or legal issues affecting the ability to rent, purchase or retain a home.

Fair Housing and Special Needs Housing - To seek a city in which housing is accessible & available to all persons, including those with special needs, and is compliant with the Fair Housing Act by: performing 100 home modifications to increase accessibility for the elderly and persons living with disabilities; providing supportive or assisted housing services to 200 persons living with HIV or AIDS annually; and ensuring 250 housing seekers and/or housing providers are educated about their rights and responsibilities under the Fair Housing Act annually, including fair housing complaints assistance.

Homelessness - To achieve a community free of homelessness by: providing outreach services, sheltering and housing assistance to 5,000 person who are homeless or at risk of homelessness; providing supportive housing for 200 homeless persons with long-term problems or special needs annually; and assisting 250 homeless persons access permanent housing, increase incomes and/or attain self-sufficiency.

Public/Human Services - To seek a city with superior public and human services that meet the needs of the community, assist families in becoming economically stable, and enhance the quality of life for all citizens, by: assisting 10,000 residents in addressing individual or family needs and/or increasing capacity to become economically stable through educational advancement, job training, employment, financial education, and asset-building.

Business Development - To foster a local business economy that is inclusive and provides opportunities for all enterprises by: facilitating the creation or expansion of at least 100 small businesses, inclusive of minority and women-owned businesses; and providing technical assistance, business development training assistance and referral services to 2,500 existing and prospective entrepreneurs.

Corridor Revitalization - To establish physically attractive and economically viable commercial corridors in targeted CDBG neighborhoods by: implementing corridor improvement projects along at least 4 targeted commercial corridors; and facilitating the improvement, renovation, reuse or removal of 60 deteriorated properties from targeted commercial corridors.

Workforce Development - To develop and sustain a skilled workforce linked to a diverse group of industries by: developing job readiness and workforce skills among 800 unemployed and underemployed residents; creating 200 full-time jobs for low-and-moderate income persons through city-funded loan programs; and facilitating 600 job placements for unemployed or underemployed residents.

3. Evaluation of past performance

The City of Savannah has been very successful in meeting many of the objectives in the previous five-year (2008-2012) plan. Cited below is a list of our major accomplishments during 2008-2011. They include:

- The investment of $23.9 million in public funding to leverage $115.3 million in private, local and other federal, non-entitlement funds, from 2008 to 2011.
- Created 478 units of new, affordable housing.
- Substantially improved 678 existing housing units.
- Assisted 346 low or moderate income persons to become homeowners.
- Assisted 861 prospective or existing homeowners to address financial, credit or legal issues affecting their ability to purchase or retain a home.
- Educated 1,464 housing providers, tenants and prospective home buyers on fair housing related issues.
- Provided 1,865 individuals with supportive housing services.
- Provided shelter for 5,894 homeless persons.
- Provided transitional housing for 2,533 homeless persons with long term problems or special needs.
- Provided programs for 816 individuals and families to access permanent housing and increase income to attain self sufficiency.
- Assisted 72,257 low-to moderate-income persons through city-sponsored human service programs.
- Facilitated the establishment of 95 small businesses.
- Provided technical assistance to 7,197 small businesses.
- Created 204 jobs for low to moderate persons through the small business loan program.
- Facilitated 1,307 job placements for low to moderate income persons.
- Provided 2,256 individuals with job readiness and workforce training skills.
- Assisted 14,671 low income families to increase assets through asset building programs.
- Facilitated the rehabilitation or removal of 36 blighted properties along targeted commercial corridors.
- Conducted 1,248 neighborhood cleanup projects in high blight areas.

4. Summary of citizen participation process and consultation process

The five-year plan has been developed through a collaborative effort of various City of Savannah departments, other governmental authorities, human service agencies, and civic and resident organizations and other citizens. The HCD Plan process is a citizen-oriented effort. The citizen participation and consultation process included multiple public hearings and input sessions with stakeholder agencies and residents, multiple one on one meetings with partner agencies, a Community

Needs survey for residents and service providers, public participation through neighborhood meetings, and a public comment period prior to plan adoption.

The City of Savannah consulted with various agencies, including those in government, economic development, business, social services, health, and housing. Consultation has been accomplished by meeting in large public meetings, smaller focus groups, or one-on-one meetings. City staff also spoke before existing resident groups to inform the public and interests groups about the HCD Planning process and to receive feedback. Coordination between various partners was enhanced through conducting public meetings and work sessions with multiple partners invited to the table to identify needs and issues as well as coordinate goals and strategies relevant to the needs of low and moderate income individuals.

City staff consulted with the lead agency for the Continuum of Care, the Chatham-Savannah Authority for the Homeless, in preparing the Homeless element of the Consolidated HCD Plan. Staff received updated information on the homeless count, and information on the changes in the provision of services to the homeless, chronic homeless and Housing Opportunities for Persons with AIDS (HOPWA). Additionally, staff met with the Homeless Authority's Service Providers Committee to receive input on specific needs and issues identified by direct service providers. City staff incorporated this updated information into the Homeless Element of this HCD Plan.

Participating Organizations

Participating Organizations

In addition to receiving input during public meetings, the City of Savannah consulted with the following agencies and/or residents or resident organizations of the following neighborhoods:

- Housing Department of the City of Savannah
- Chatham – Savannah Land Bank Authority
- Community Housing Services Agency (CHSA)
- Housing Authority of Savannah (HAS)
- Economic Opportunity Authority (EOA)
- Neighborhood Improvement Association (NIA)
- Union Mission, Inc.
- Savannah-Chatham Fair Housing Council
- Chatham-Savannah Authority for the Homeless (CSAH)
- Interfaith Hospitality Network
- Inner City Night Shelter (ICNS)
- Savannah Area Family Emergency (SAFE) Shelter
- Social Apostolate
- Salvation Army

- Georgia Legal Services
- Wesley Community Centers
- City of Savannah Economic Development Department
- Savannah Development and Renewal Authority (SDRA)
- Small Business Assistance Center (SBAC)
- Coastal Workforce Services
- Savannah Technical College
- City of Savannah Moses Jackson Advancement Center
- Step Up Savannah
- Savannah Association for the Blind (SAB)
- America's Second Harvest Food Bank
- Living Independence for Everyone (LIFE)
- Consumer Credit Counseling Services
- Savannah Area Board of Realtors
- Greater Savannah Homebuilders Association

Participating Neighborhood Associations

Participating Organizations

In addition to receiving input during public meetings, the City of Savannah consulted with the following agencies and/or residents or resident organizations of the following neighborhoods:

- Woodville Community Action Organization
- East Savannah Community Association
- Colonial Village neighborhood
- Cuyler/Brownville Neighborhood Association
- Tatemville Community Improvement Association
- Benjamin Van Clark Park Association
- Carver Heights Neighborhood Association
- Springhill/Daffin Heights neighborhood
- Edgemere/Sackville neighborhood
- Pine Gardens Neighborhood Association
- West Savannah Community Organization
- Liberty City, Southover, Richfield Community Improvement Association, Inc
- Summerside Neighborhood Association
- Live Oak Neighborhood Association
- Avondale neighborhood

5. Summary of public comments

The 2013 One Year Action Plan was published in the local newspaper on September 24, 2012; and the One Year and Five Year plans have been available for public review and comment on the City's website for the comment period of September 24 to October 24, 2012. During the public comment period, the City received two written comments. Comments were received from the Small Business Assistance Corporation and Union Mission, Inc. A summary of public comments received and staff feedback is provided below.

1. Small Business Assistance Corporation

The City received a thank you card from Tony O'Reilly, Executive Director of the Small Business Assistance Corporation. Mr. O'Reilly thanked the City for the proposed funding for the Small Business Development Program, stating they realize, better than most, resources are scarce and difficult to obtain and they are very grateful for the City's confidence in SBAC.

Staff Comments

None.

2. Union Mission, Inc.

Dr. Frances Carter, President and CEO of Union Mission, Inc. requested reconsideration of the recommendation not to award funding due to the agency's applications being submitted after the deadline had expired. Dr. Carter acknowledged the agency submitted their applications twenty minutes after the application period closed, but felt the process had been made unduly difficult by asking agencies to work together to consolidate programs where possible. Finally, Dr. Carter interpreted the City's follow-up email advising her that the applications were late and this would be documented as meaning the applications would still be considered for funding, though the email later stated: Please be reminded that the deadline was stressed at the first public hearing, the application workshops, and on the applications that state: Applications must be received by 4:00pm and Faxed, electronically submitted applications and/or late applications will not be accepted.

Staff Comments

City staff are recommending the determination to deny funding based on late submission of the application remain in place for the following reasons:

1. Agency representatives were fully advised of the deadline and policy of not accepting late applications as a result of their attendance at the First Public Hearing and application workshops and receiving hard copies of the actual grant applications which state this policy.

2. The process was more difficult for agencies consolidating services; however Union Mission was not among the agencies that consolidated services, therefore the agency needed only to submit applications

for their programs. Additionally, all other agencies, including those with the more difficult task of consolidation, were able to submit their applications by the deadline.

3. Staff contacted the Atlanta Office of the U.S. Department of Housing and Urban Development on Friday, October 5th to ensure appropriate actions were being recommended to City Council. HUD staff confirmed that the City must abide by the written standard it published and may not allow late applications to enter the process after communicating this written requirement to the public. HUD advised that the City may amend its local policy in future funding rounds to allow for late applications. However, City staff does not advise this action as it places the City in the position of having to decide how late is 'too late'; which excuses are acceptable and unacceptable; and may lead to future challenges around fairness.

Summary of Second Public Hearing public comments

The Second Public Hearing on the City's 2013-2017 Consolidated Housing and Community Development Plan and the 2013 One-Year Action Plan was held on Thursday, November 1, 2012 during the regularly scheduled City Council meeting. This was after the conclusion of the 30 day public comment period. The purpose of the Second Public Hearing was to provide citizens the opportunity to comment on the proposed five year plan as well as the budget recommendations for use of 2013 federal entitlement funds. Five citizens were in attendance during the public hearing. Two comments were received during the Second Public Hearing.

Mr. Marvin Heery, advocate for the homeless, commented that the City should consider the Housing First model in the future as it considers the use of CDBG funding allocations for homelessness services and prevention.

Ms. Janice Sheffield of the Chatham Savannah Authority for the Homeless commented that the Continuum of Care is familiar with the housing first model; however, their preference is to continue to provide social services that build the long term stability of homeless persons who can then be successful in permanent housing placements.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted into the record and evaluated as part of the Consolidated Plan process.

7. Summary

The City of Savannah's 2013-2017 Consolidated Housing and Community Development (HCD) Plan is a comprehensive plan addressing the City's housing, homelessness, and non-housing community development needs for the five-year period. The plan highlights four core areas which are: Housing including special needs and fair housing; Economic Development including workforce development,

corridor improvement, and poverty reduction; Public/Human Services; and Homelessness. The plan identifies the Neighborhood Revitalization Strategy Area and the Community Development Block Grant Local Target Area. Finally, the plan serves as the basis for the City of Savannah's annual One-Year Action Plan submissions to the U.S. Department of Housing and Urban Development beginning with fiscal year 2013.

The Process

PR-05 Lead & Responsible Agencies

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SAVANNAH	

Table 1 – Responsible Agencies

The Lead Agency for preparing the Consolidated Plan is the City of Savannah's Community Planning and Development Department (CPD). The department is also responsible for the administration of the Community Development Block Grant and Emergency Solutions Grant programs and preparation of federal reports. The City of Savannah Housing Department is responsible for administering the HOME Investment Partnership Grant and reporting program data to the City of Savannah Community Planning and Development Program.

The plan addresses four broad concerns: Housing, Homelessness, Economic Development, and Public/Human Services. The major public and private agencies which assist in the implementation of eligible activities under the above grant programs covered by the consolidated plan are the following:

Housing:
A. Housing Department of the City of Savannah
B. Community Housing Services Agency (CHSA)
C. Housing Authority of Savannah (HAS)
D. Economic Opportunity Authority (EOA)
E. Neighborhood Improvement Association (NIA)
F. Mercy Housing Southeast
G. Habitat for Humanity
H. Savannah-Chatham County Land Bank Authority
I. Union Mission
J. Living Independence for Everyone (L.I.F.E.)
K. Savannah-Chatham Fair Housing Council

Homelessness:
A. Chatham-Savannah Authority for the Homeless (CSAH)
B. Interfaith Hospitality Network
C. Union Mission
D. Inner City Night Shelter (ICNS)
E. Savannah Area Family Emergency (SAFE) Shelter

F. Social Apostolate
G. Salvation Army
H. United Ministries
I. Economic Opportunity Authority
J. Georgia Legal Services
K. Wesley Community Centers

Economic Development:
A. City of Savannah Economic Development Department
B. City of Savannah Entrepreneurial Center
C. Savannah Development and Renewal Authority (SDRA)
D. Small Business Assistance Center (SBAC)
E. Coastal Workforce Services
F. Savannah Technical College

Public/Human Services:
A. City of Savannah Moses Jackson Advancement Center
B. Step Up Savannah
C. Union Mission
D. Economic Opportunity Authority
E. Savannah Association for the Blind (SAB)
F. America's Second Harvest Food Bank
G. Chatham-Savannah Authority for the Homeless
H. Savannah-Chatham Fair Housing Council

Consolidated Plan Public Contact Information

For questions regarding the City of Savannah's Consolidated Housing and Community Development Plan, contact the City of Savannah Community Planning and Development at 912-651-6520. Kerri Reid, Acting Director, Community Planning and Development, City of Savannah, Post Office Box 1027, Savannah, GA 31402.

PR-10 Consultation

1. Introduction

City staff consulted with various agencies throughout the HCD Plan process. City staff solicited input from local agencies, organizations and City departments through public hearings, small focus groups, or one-on-one meetings. Multiple public input sessions were held with partner agencies and departments. These sessions were open to the general public and were attended by agency representatives and residents concerned with the issues of housing, homelessness, economic and workforce development, and human/public services. These work sessions reviewed previous plan activities, analyzed existing conditions based on the most recent and relevant data available, and discussed needs and concerns that residents and professionals were seeing in the community. The anticipated outcomes of this consultation process were to identify any community needs or issues not previously identified and to discuss possible goals and strategies that could be used to respond to the identified needs and concerns. This input led to the development of specific goals and strategies to be adopted in the Consolidated Plan.

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

The City of Savannah consulted with various agencies, including those in government, economic development, business, social services, health, and housing. Consultation has been accomplished by meeting in large public meetings, smaller focus groups, or one-on-one meetings. City staff also spoke before existing resident groups to inform the public and interests groups about the HCD Planning process and to receive feedback. Coordination between various partners was enhanced through conducting public meetings and work sessions with multiple partners invited to the table to identify needs and issues as well as coordinate goals and strategies relevant to the needs of low and moderate income individuals.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

City staff consulted with the lead agency for the Continuum of Care, the Chatham-Savannah Authority for the Homeless, in preparing the Homeless element of the Consolidated HCD Plan. Staff received updated information on the homeless count, and information on the changes in the provision of services to the homeless, chronic homeless and Housing Opportunities for Persons With AIDS (HOPWA). Additionally, staff met with the Homeless Authority's Service Providers Committee to receive input on specific needs and issues identified by direct service providers. City staff incorporated this updated information into the Homeless Element of this HCD Plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Savannah and the Chatham-Savannah Authority for the Homeless have established a statewide model to address homelessness. The authority was created by the Georgia General Assembly in 1989 to accomplish the following:

- develop a comprehensive plan for public and private agencies to deal effectively with problems of homeless people in Savannah and Chatham County,
- coordinate, evaluate, and provide administrative services and assistance in implementing the plan; and,
- contract with public and private agencies to approve programs and services developed in the plan.

The authority is an umbrella agency responsible for the coordination of services for homeless people in our community. They handle such items as seeking increases in emergency shelter, developing transitional and permanent housing, and ensuring the homeless population has access to supportive services. The Homeless Authority coordinates the Homeless Management Information System (HMIS) or Pathways system among the different agencies in Savannah.

The Homeless Authority and its collaborative partners have strategies that they are implementing to alleviate chronic homelessness. Many of these strategies deal with permanent housing. The Homeless Authority and its partners are searching for ways to secure funding to either purchase or develop new permanent housing in Savannah. They are also identifying the barriers to homeless individuals and families trying to get permanent housing. Additionally, Case management is being examined to see what changes can be made to this system to insure that the homeless individual or families are able to become self-sufficient. Policies and procedures for the operation and administration of HMIS are in place through the Continuum of Care. There is a lead HMIS staff person who regularly pulls data and reviews HMIS reports. The City of Savannah met with a representative from the Continuum of Care leadership to discuss the City's Emergency Solutions Grant program and the proposed use of the funds. The City and the CoC discussed local needs among the homeless population as well as the local homeless services agencies which provide homeless assistance as part of the continuum of care. Based on experience gained through the three year administration of the Homeless Prevention and Rapid Re-housing Program, the CoC has observed a greater need for Homeless Prevention assistance among the local population and a lesser need for Rapid Re-Housing. The City of Savannah and the CoC reviewed eligible activities under the Emergency Solutions Grant program and thresholds for spending in each category. Moving forward, the City of Savannah will maintain the activity funding levels based on prior year trends, including the addition of 7.5% allowable spending for ESG program administration. With the closure of the HPRP program, the City and CoC agreed continued funding support is needed on Homeless Prevention activities in support of the national priorities to prevent and end homelessness for

families, youth and children within ten years as outlined in Opening Doors: Federal Strategic Plan to Prevent and End Homelessness.

2. Agencies, groups, organizations and others who participated in the process and consultations

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
Housing Department City of Savannah	Housing Other government - Local	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs Market Analysis
Chatham County - Savannah Land Bank Authority	Housing Other government - County Other government - Local	Housing Need Assessment Market Analysis
COMMUNITY HOUSING SERVICES AGENCY (C H S A)	Housing	Housing Need Assessment Market Analysis
Housing Authority of Savannah	PHA	Public Housing Needs
ECONOMIC OPPORTUNITY AUTHORITY	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment	Public Services
NEIGHBORHOOD IMPROVEMENT ASSOCIATION, INC.	Housing	Housing Need Assessment Public Services
Union Mission, Inc. (Savannah)	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
	Services-Employment	Non-Homeless Special Needs Public Services
SAVANNAH-CHATHAM FAIR HOUSING COUNCIL	Service-Fair Housing	Housing Need Assessment Non-Homeless Special Needs Market Analysis Fair Housing
Chatham Savannah Authority for the Homeless	Housing Services-homeless	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
Interfaith Hospitality Network	Services-homeless	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
Inner City Night Shelter, Inc.	Services-homeless	Homelessness Strategy Homeless Needs - Chronically homeless
SAVANNAH AREA FAMILY EMERGENCY SHELTER	Services-Victims of Domestic Violence	Public Services
Social Apostolate of Savannah	Services-homeless	Homeless Needs - Chronically homeless Public Services
Salvation Army Savannah	Services-homeless Services-Employment	Homelessness Strategy Homeless Needs -

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
		Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Services
GEORGIA LEGAL SERVICES, INC.	Legal Services	Public Services
WESLEY COMMUNITY CENTERS, INC.	Services-Children Services-Education	Public Services
SBAC SMALL BUSINESS ASSISTANCE CORPORATION	Small Business Development	Economic Development Market Analysis
SAVANNAH DEVELOPMENT & RENEWAL AUTHORITY (SDRA)	Planning organization	Economic Development
Economic Development Department - City of Savannah	Other government - Local	Economic Development Market Analysis
Coastal Workforce Services	Services-Employment Regional organization	Economic Development Market Analysis
Step Up Savannah	Services-Education Services-Employment	Economic Development Anti-poverty Strategy
Moses Jackson Advancement Center	Services-Children Services-Education Services-Employment Other government - Local	Economic Development Public Services
SAVANNAH ASSOCIATION FOR THE BLIND	Services-Persons with Disabilities	Non-Homeless Special Needs
Americas Second Harvest	Services-Employment Public Services - Food	Economic Development Public Services
LIVING INDEPENDENCE FOR EVERYONE	Services-Persons with Disabilities	Housing Need Assessment Non-Homeless Special Needs
Consumer Credit Counseling Service of Savannah	Services-Education	Economic Development Anti-poverty Strategy Public Services
Savannah Area Board of Realtors	Realtors	Housing Need Assessment Non-Homeless Special

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
		Needs Market Analysis
Greater Savannah Home Builders Association	Housing Home Builders	Non-Homeless Special Needs Market Analysis
NEIGHBORHOOD ORGANIZATIONS (VARIOUS)	Civic Leaders Neighborhood Organization	Housing Need Assessment Non-Homeless Special Needs Economic Development Public Services

Table 2 – Agencies, groups, organizations who participated

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Savannah consulted and/or attempted to consult with all organizations known to have an interest, insight, data or other services or experience that could be integral to the formulation of the Consolidated Plan. No agency type was intentionally omitted from consultation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Chatham Savannah Authority for the Homeless	The HCD Consolidated Plan goals support the Continuum of Care's Ten-Year Plan to End Chronic Homelessness by seeking to provide permanent supportive housing for chronically homeless individuals residing in shelters and on the street; expanding access to mainstream benefits and employment programs; supporting data collection efforts; and facilitating collaboration between shelter and service providers.
Tricentennial Plan - Comprehensive Plan	Chatham County-Savannah Metropolitan Planning	The HCD Consolidated Plan goals support the Tricentennial Comprehensive Plan by reinforcing goals and strategies that aim to enhance economic vitality, support affordable housing, and facilitate the productive use of land in the city's

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
	Commission	core neighborhoods through reinvestment in appropriate redevelopment.

Table 3 – Other local / regional / federal planning efforts

Describe the means of cooperation and coordination among the state and any units of general local government in the metropolitan area in the implementation of its Consolidated Plan (91.220(l))

Many of the issues discussed in the HCD Plan are common to other communities in the area. Some issues cross political boundaries and impact adjoining communities. At the same time, some actions taken by one jurisdiction to address problems can affect adjoining neighborhoods. In the past HCD planning processes, the City consulted with all jurisdictions adjoining the corporate limits. For the 2013-2017 Consolidated Plan process, the City solicited comments from adjoining units of local government.

Narrative

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Other	Non-targeted/broad community	The First Public Hearing was held on May 2, 2012. Individuals representing housing and social service providers, academic institutions, economic development agencies and bankers, city departments, local elected officials, and neighborhood groups attended.	Comments received during the First Public Hearing are included in the minutes which have been forwarded to the Atlanta HUD Field Office as an attachment to the HCD Plan. Added as an attachment	All comments were accepted and included in the planning process.	
Other	Non-targeted/broad community	The Second Public Hearing on the City's 2013-2017 Consolidated Housing and Community Development Plan and the 2013 One-Year Action Plan was held on Thursday, November 1, 2012	Two written comments were received during the 30 day public comment period. Union Mission: Dr. Frances Carter, President and CEO of Union Mission, Inc. requested reconsideration of the recommendation not to	All comments were accepted and included in the planning process.	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		during the regularly scheduled City Council meeting. This was after the conclusion of the 30 day public comment period. The purpose of the Second Public Hearing was to provide citizens the opportunity to comment on the proposed five year plan as well as the budget recommendations for use of 2013 federal entitlement funds. Five citizens were in attendance during the public hearing. Two comments were provided for the record. Two written comments were received during the 30 day public comment period.	award funding due to the agency's applications being submitted after the deadline had expired. Small Business Assistance Corporation: Mr. O'Reilly thanked the City for the proposed funding for the Small Business Development Program, stating they realize, better than most, resources are scarce and difficult to obtain and they are very grateful for the City's confidence in SBAC. Two comments were received during the Second Public Hearing. Mr. Marvin Heery, advocate for the homeless, commented that the City should consider the Housing First model in the future as it considers the use of CDBG funding allocations for homelessness services and prevention. Ms. Janice Sheffield of the Chatham Savannah Authority for the		

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			Homeless commented that the Continuum of Care is familiar with the housing first model; however, their preference is to continue to provide social services that build the long term stability of homeless persons who can then be successful in permanent housing placements.		
Other	Non-targeted/broad community Neighborhood association residents/service providers	220 Community Needs Surveys were completed by neighborhood residents and social service providers through participation in public hearings and neighborhood association meetings.	The Community Needs Survey identified the top needs for Housing, Economic Development, Neighborhoods, and Human Services. Top housing needs identified were: Energy efficiency home improvements, Home repair and rehabilitation assistance, Home modifications for disabled persons, Affordable housing, and Homebuyer education/housing counseling. Top economic development needs identified were: Job development/job creation, Job training and employment	All comments were accepted and included in the planning process.	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			assistance programs, Public transportation to job centers, Small business training, and Small business loans. Top neighborhood needs identified were: Blight reduction/neighborhood beautification, Street and sidewalk improvements, Community activities, Public Safety enforcement/awareness, and Property/building code enforcement. Top human services needs identified were: Youth Services (mentoring, tutoring, counseling), Senior/special needs services, Health services (physical, mental, substance), Adult education (tutoring, assistance), and Financial training/counseling.		
Public Meeting	Economic Development service providers	14 individuals representing social service providers, economic development agencies, academic	Comments were wide ranging yet focused on workforce development, small business support, and investment in education and	All comments were accepted and included	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		institutions, local and regional workforce development agencies, small business development agencies, and local government staff attended.	infrastructure to support economic development. Highlighted needs included the mismatch of available workers to available jobs in skilled and semi-skilled labor, expansion of small business training and financial training, greater connections between schools and employers, enhanced transportation infrastructure, and capitalization of loan funds for business start up and operations. Needs and strategies discussed in the economic development service providers meeting were used to develop the priority needs and goals for the HCD Plan.	in the planning process.	
Public Meeting	Homelessness service providers	14 individuals representing homelessness service providers within the Continuum of Care, other social service providers, and city departments	Comments focused on continuing the work to end homelessness in Savannah. Highlighted needs included an increasing need for family sheltering and the need for services for	All comments were accepted and included in the planning	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		attended.	children and unaccompanied youth. Desired strategies included greater collaboration in services and strategies to eliminate barriers such as identification, health care, education, etc. Needs and strategies discussed in the homeless service providers meeting were used to develop the priority needs and goals for the HCD Plan.	process.	
Public Meeting	Housing service providers	11 individuals representing housing service providers, non-profit housing developers, the Savannah-Chatham Land Bank, and local government housing staff attended.	Comments focused on the expanding need for decent, affordable housing and the funding challenges for affordable housing development. Highlighted needs included the need to develop strategies for vacant and foreclosed properties, more affordable rehabilitation of owned and rented housing units, transportation to outlying job centers, homebuyer education regarding finances and	All comments were accepted and included in the planning process.	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			home maintenance, and greater funding for affordable housing development. Desired strategies included expanded homebuyer education, affordable housing for persons with disabilities, housing rehabilitation and new housing development that allows residents to age in place, and creating more flexible funding for affordable housing. Needs and strategies discussed in the housing service providers meeting were used to develop the priority needs and goals for the HCD Plan.		
Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of	12 individuals representing housing service providers, fair housing advocacy organizations, home builders, special needs service providers, real estate professionals, the Housing Authority of Savannah, and local government housing	The diverse group of representatives provided comments that focused on the need for separate entities to work more closely together, to develop collaborative efforts between fair housing agencies, housing industry professionals and local government to further	All comments were accepted and included in the planning process.	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Public and Assisted Housing Fair Housing/Special Needs Housing service providers	staff attended.	fair housing efforts, to provide access to housing and housing services for populations with special needs, and to continue public education and enforcement activities for fair housing. Needs and strategies discussed in the fair housing and special needs housing services providers meeting were used to develop the priority needs and goals for the HCD Plan.		
Public Meeting	Persons with disabilities Public/Human Services service providers	8 individuals representing public and human service providers, including agencies dealing with hunger, utility assistance, legal services, children and family issues, day care, counseling, and other issues, as well as local government staff attended. Numerous public service providers also attended previous public hearings and	Comments focused on the needs of children, families, and senior citizens, particularly in regards to issues affected by economic conditions. Highlighted needs included services for children including health, education and recreation, workforce development and job placement needs for adults, adult education assistance, affordable housing and utility assistance, and services	All comments were accepted and included in the planning process.	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		meetings.	for persons with disabilities. Needs and strategies discussed in the public services providers meeting were used to develop the priority needs and goals for the HCD Plan.		
Newspaper Ad	Non-targeted/broad community	The 2013 One Year Action Plan was published in the local newspaper, the Savannah Morning News, on September 24, 2012.	No comments received.	All comments were accepted and included in the planning process.	
Newspaper Ad	Non-targeted/broad community	The First Public Hearing was advertised in the local newspaper, the Savannah Morning News, on April 14, 2012.	No comments received.	All comments were accepted and included in the planning process.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Existing needs in Savannah are largely driven by current difficulties in the housing market, limited opportunities in employment sectors, and shifting population trends. While the City of Savannah had its first period of population growth in decades, its growth rate continues to be outpaced by regional population growth. While population numbers have seen an uptick in Savannah, most of the growth can be attributed to annexation of growing suburban areas in outlying areas of Chatham County.

Even as population growth has improved in Savannah, one of the most significant trends that highlight local needs is the growth in the poverty rate for Savannah. The poverty rate has stayed over or around 20% for several consecutive decades. In 2010, the poverty rate increased by 2% to 23.8%, evidence of a growing need for sustainable and sufficient household income.

At the same time, increasing numbers of households are cost burdened, meaning they pay greater than 30% of income on housing expenses. Affordability of housing continues to be a major issue in Savannah, especially for minority households, special needs populations, and female headed households.

Within the housing market the age of available homes, and more significantly the high level of deferred maintenance, often leaves only substandard housing available for low and moderate income households. This is particularly true within the rental housing market and for elderly home owners or homeowners with disabilities.

Difficulties in the local labor market, especially given the impact of the recession, have lead to increasing unemployment as well as underemployment for many skilled workers. Along with increased unemployment and greater competition for jobs, there has also been in increase an individual's leaving the labor force altogether. This is especially true for low and moderate income workers. At the same time, many individuals in the local labor force are under skilled for the available jobs in local manufacturing and other knowledge based jobs.

Other needs impacting the local community include the continued waiting lists for public housing, increasing demand for housing assistance and homelessness prevention, growing needs for improved public infrastructure including water, sewer and transportation infrastructure, and the continued need to reduce blighted conditions and its influence on low and moderate income communities.

NA-10 Housing Needs Assessment

Summary of Housing Needs

The most significant housing needs in Savannah would include housing affordability for renters and home owners, overcrowding of renters, and substandard housing conditions, particularly in areas of low and moderate income concentration. Non-housing issues, such as unstable employment and unemployment, also greatly affect local housing needs, particularly for low and moderate income households.

Demographics	Based Year: 2000	Most Recent Year: 2009	% Change
Population	131,523	131,872	0%
Households	57,445	53,526	-7%
Median Income	$29,038.00	$33,778.00	16%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS Data

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	10,975	8,055	10,680	4,870	0
Total Households	10,975	8,055	10,680	4,870	18,946
Small Family Households	3,095	2,695	4,590	11,815	0
Small Family Households	3,095	2,695	4,590	11,815	0
Large Family Households	670	450	675	1,570	0
Large Family Households	670	450	675	1,570	0
Household contains at least one person 62-74 years of age	1,665	1,395	1,700	685	2,715
Household contains at least one person 62-74 years of age	1,665	1,395	1,700	685	2,715
Household contains at least one person age 75 or older	1,740	1,610	1,400	590	1,820
Household contains at least one person age 75 or older	1,740	1,610	1,400	590	1,820
Households with one or more children 6 years old or younger	2,235	1,284	1,740	3,025	0
Households with one or more children 6 years old or younger	2,235	1,284	1,740	3,025	0

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Alternate Data Source Name:
2005-2009 CHAS
Data Source Comments:

Housing Needs Summary Tables for several types of Housing Problems

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	160	40	20	25	245	30	40	20	10	100
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	70	35	0	105	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	360	35	165	70	630	20	50	20	65	155
Housing cost burden greater than 50% of income (and none of the above problems)	4,815	2,340	440	35	7,630	1,850	850	720	165	3,585
Housing cost burden greater than 30% of income (and none of the above problems)	955	1,760	2,880	275	5,870	420	785	1,700	605	3,510

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	1,020	0	0	0	1,020	160	0	0	0	160

Table 7 – Housing Problems Table

Data Source: 2005-2009 CHAS

2. Housing Problems (Households with one or more Housing problems: Lacks kitchen or bathroom, Overcrowding, cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	5,335	2,485	660	130	8,610	1,900	940	760	240	3,840
Having none of four housing problems	1,900	2,620	5,265	2,265	12,050	655	2,010	3,995	2,235	8,895
Household has negative income, but none of the other housing problems	1,020	0	0	0	1,020	160	0	0	0	160

Table 8 – Housing Problems 2

Data Source: 2005-2009 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,945	1,545	1,545	5,035	605	580	1,010	2,195
Large Related	485	250	165	900	45	55	290	390
Elderly	1,305	720	370	2,395	1,310	830	520	2,660
Other	2,455	1,665	1,330	5,450	350	195	630	1,175

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	6,190	4,180	3,410	13,780	2,310	1,660	2,450	6,420

Table 9 – Cost Burden > 30%

Data Source: 2005-2009 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,735	865	150	2,750	575	295	220	1,090
Large Related	430	135	45	610	45	15	30	90
Elderly	850	330	80	1,260	955	420	155	1,530
Other	2,190	1,015	170	3,375	310	140	320	770
Total need by income	5,205	2,345	445	7,995	1,885	870	725	3,480

Table 10 – Cost Burden > 50%

Data Source: 2005-2009 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	310	65	145	35	555	20	30	10	45	105
Single family households	310	65	145	0	520	20	30	10	0	60
Multiple, unrelated family households	50	34	25	30	139	0	20	10	20	50
Multiple, unrelated family households	50	34	25	0	109	0	20	10	0	30
Other, non-family households	0	0	35	0	35	0	0	0	0	0
Other, non-family households	0	0	35	0	35	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
Total need by income	720	198	410	65	1,393	40	100	40	65	245

Table 11 – Crowding Information

Alternate Data Source Name:
2005-2009 CHAS
Data Source Comments:

What are the most common housing problems?

Affordability of available housing in both owner and rental markets in Savannah continues to be the most pronounced housing problem in the City of Savannah. In addition to affordability, overcrowding and substandard housing remain problems in Savannah.

It is estimated that 45% of all households in the City of Savannah are housing cost burdened, meaning they pay more than 30% of their income for housing expenses. This includes 23,759 of the 52,615 households in the City (2010). In a report prepared by the University of Georgia, Carl Vinson Institute of Government (CVIOG) for the City's Affordable Housing Task Force, CVIOG estimated that between 2008 and 2018, Savannah will need approximately 817 new affordable housing units just to keep the number of cost burdened Savannah households from increasing beyond current levels. An estimated 9,380 households (17.5%) pay housing costs over 30% of their household income, while an additional 11,215 (20.9%) households pay over 50% of their income on housing expenses. 2000 CHAS data indicated that only 550 housing units were considered affordable for household renters earning at or below 30% of area median income.

In addition to affordability concerns, it is estimated that 890 households are either overcrowded or severely overcrowded; this represents about 2% of all households. However, this problem is most pronounced amongst renters, where 770 of the 890 overcrowded households (87%) are concentrated.

Lastly, substandard housing continues to be an issue in Savannah, a city with a build date distribution pattern that includes a majority of buildings (55%) built before 1970 (2006-2010 ACS). As such, many buildings are near to, or have surpassed the lifecycles of many of their original building components. Units with low-income owners or renters are less likely to have the capital to make improvements or replace failing components. 2010 CHAS data estimates that 345 housing units could be classified as substandard housing; however, this grossly underestimates the number of housing units needing repair. For instance, the City's Housing Department has estimated that up to 34% of housing structures in low-income neighborhoods are in need of moderate or major repairs or demolition due to severely dilapidated conditions. This number of units is estimated to be around 4,780. This is based on the total number of households in CDBG neighborhoods and the measured proportion of housing in disrepair (2006-2010 ACS).

Are any populations/household types more affected than others by these problems?

Lower-income residents, elderly residents and minority residents are more affected by housing problems. For all household types, renters were more likely to be adversely impacted by housing problems than owner-occupants.

Lower-income households are more impacted by housing problems, especially problems associated with cost-burden, the most significant housing problem in the city of Savannah. According to 2010 CHAS data,

it is estimated that among the 20,595 households with housing cost burdens over 30% of their income, 20,200 (or 98%) of those households earn less than 80% of area median income.

Housing cost-burden, while pronounced for all lower and moderate income classifications, is most pronounced for the lowest income classifications. Households earning below 30% of area median income represent nearly half of all cost-burdened renting households and nearly half of all cost-burdened owner-occupant households. Lower-income households are also disproportionately represented in statistics related to substandard housing and overcrowding.

Elderly households, while a small proportion of total households, also represent a significantly affected population of local housing users. 2010 CHAS data estimates that of the greater than 30% cost-burdened renters, 17% are elderly households, and the proportion of elderly cost-burdened owner-occupants rises to 41% of the total number of households affected.

Minorities are also more severely impacted by housing problems. In 2007, the National Community Reinvestment Coalition released a study entitled *Income is No Shield*. This study examined high-cost mortgages in metropolitan statistical areas within the United States. In their analysis of the distribution of high cost mortgages between African-Americans and white Americans, African-American homeowners in Savannah were almost three times as likely to have a high mortgage than white homeowners.

In 2010, African-Americans made up 68% of all persons below the poverty level in Savannah, down from 76% in 2000 (2010 Census). However, they represent only 55% of the population. The disproportionate number of low-income African-American households and African-Americans below the poverty-level, combined with their high representation in the population, has a significant effect on housing affordability in Savannah. Hispanics represent a growing population in Savannah and have a higher poverty as a group (30%) compared to African-Americans (28%) and whites (17%) (2010 Census).

In addition to population types disproportionately impacted by housing problems, the strong correlation between household income and housing problems also suggest that a disproportionate number of female head of household families are significantly impacted by housing problems. According to 2010 Census data, 68% of female-headed households lived in poverty. The highest rate of female-headed households and children living in poverty is among African-American households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low income individuals and families with children who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered lack the financial resources and support systems needed to obtain immediate housing or to remain in existing housing. Common characteristics of those who are precariously housed include individuals who may have lost a job (or other source of income) and cannot readily find another one, lack the education and/or skills necessary to earn a living wage, may be living in substandard housing, or have rent in arrears. Other risk factors include mental health and substance abuse issues and rental costs that exceed 30% of the household income.

Those who received rapid re-housing assistance through HPRP funds total 104 persons (40 households). Formerly homeless families and individuals who have received Rapid Re-housing assistance often continue to need strong case management and supportive services in order to remain housed, including tracking and follow-up. Housing stability for this population may also necessarily include additional education and job training that may require more time. There are often young heads of household who lack a high school diploma, which severely limits their earning capacity and therefore limits their ability to obtain and maintain decent, affordable housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

An at-risk population can be defined as one that is housed but is in great need of assistance to remain housed. The loss of housing is imminent, no appropriate subsequent housing has been identified, and the household has no financial resources or support networks to assist with maintaining current housing or obtaining other housing. A person or household that experiences a sudden, unexpected, and significant loss in income, is within 14 days of eviction, or is living in housing that has been condemned by housing officials, is deemed to be at-risk. The methodologies used to generate estimates of the population include the numbers of individuals assisted through HPRP as provided by the Homeless Management Information System and knowledge of the characteristics of the local community.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Although not all-inclusive, some of the housing characteristics that are linked to instability and an increased risk of homelessness include: substandard housing (housing that has been condemned or in extreme disrepair); rental rates that are 50% or more of the occupants' household income; high utility costs; young heads of household; health crises, mental health and substance abuse issues; formerly homeless; credit problems that preclude obtaining housing; and housing that is overcrowded.

Discussion

1) Describe the number and type of single person households in need of housing assistance.

The number of single person households in need of assistance is included in the number of non-family households and generally are a small portion of the number of non-family households. The single person households with the greatest need for housing assistance include elderly single person households and persons with disabilities living in single person households.

2) Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Data regarding the number of families needing housing assistance often under reports the need as many issues are not made known. In Savannah, the Savannah-Chatham Metropolitan Police Department (SCMPD) maintains records of domestic violence, assault, and other reported crime. SAFE Shelter provides shelter and services for persons dealing with domestic violence. In 2010, SAFE Shelter received 1,148 crisis calls and sheltered over 729 victims of domestic violence while the SAFE Shelter Outreach Program assisted clients with 93 Temporary Protective Orders and provided services to 351 clients, including 111 children. SCMPD responded to 2,845 domestic disturbance calls. Of those, 1,359 reports were written. There were three domestic violence-related homicides and 100 domestic aggravated assaults.

NA-15 Disproportionately Greater Need: Housing Problems

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,615	1,180	1,180
White	2,560	240	505
Black / African American	5,715	915	445
Asian	70	4	150
American Indian, Alaska Native	0	0	15
Pacific Islander	0	0	0
Hispanic	205	0	15

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,965	2,090	0
White	1,980	715	0
Black / African American	3,790	1,335	0
Asian	44	0	0
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	95	0	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,005	4,675	0
White	2,130	1,730	0
Black / African American	3,680	2,840	0
Asian	45	0	0
American Indian, Alaska Native	25	25	0
Pacific Islander	0	0	0
Hispanic	75	69	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,255	3,615	0
White	580	1,490	0
Black / African American	590	1,935	0
Asian	25	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	75	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,240	2,555	1,180
White	2,255	550	505
Black / African American	4,650	1,985	445
Asian	70	4	150
American Indian, Alaska Native	0	0	15
Pacific Islander	0	0	0
Hispanic	205	0	15

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,425	4,625	0
White	1,280	1,415	0
Black / African American	2,010	3,120	0
Asian	40	4	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	75	25	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,425	9,260	0
White	645	3,215	0
Black / African American	680	5,835	0
Asian	25	20	0
American Indian, Alaska Native	0	50	0
Pacific Islander	0	0	0
Hispanic	35	109	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	365	4,500	0
White	150	1,915	0
Black / African American	205	2,325	0
Asian	15	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	125	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

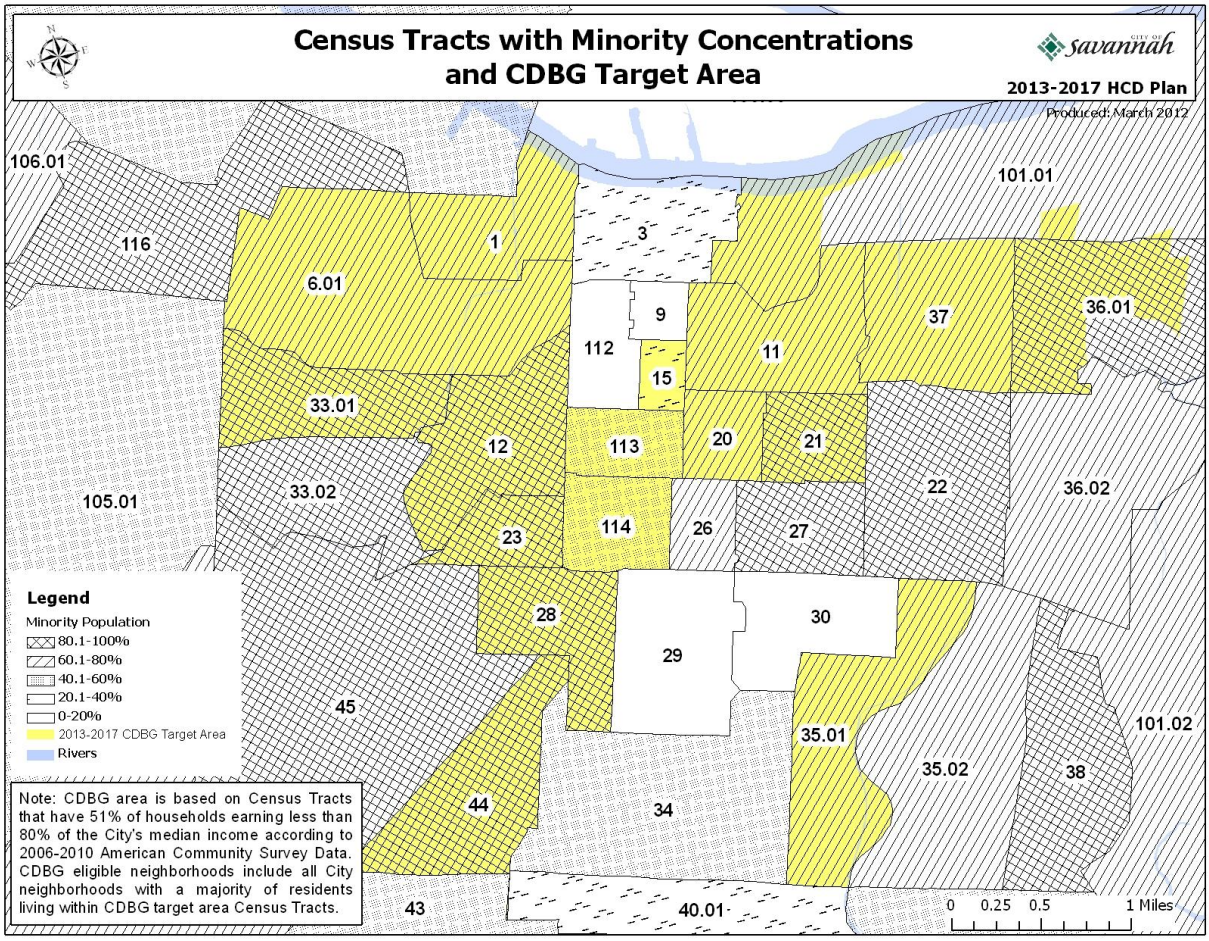
Introduction

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	29,295	11,040	11,965	1,215
White	14,415	3,950	4,455	520
Black / African American	13,620	6,725	6,965	465
Asian	335	95	155	150
American Indian, Alaska Native	65	55	0	15
Pacific Islander	0	0	0	0
Hispanic	505	180	270	15

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHAS


Census Tracts with Minority Concentrations and CDBG Target Area
2013-2017 HCD Plan
Produced: March 2012
106.01
116
1
6.01
3
101.01
9
112
11
37
36.01
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38
44
34
43
40.01
0 0.25 0.5 1 Miles
Legend
Minority Population
80.1-100%
60.1-80%
40.1-60%
20.1-40%
0-20%
2013-2017 CDBG Target Area
Rivers
Note: CDBG area is based on Census Tracts that have 51% of households earning less than 80% of the City's median income according to 2006-2010 American Community Survey Data. CDBG eligible neighborhoods include all City neighborhoods with a majority of residents living within CDBG target area Census Tracts.

Discussion

NA-30 Disproportionately Greater Need: Discussion

Income categories in which a racial or ethnic group has disproportionately greater need

Due to the strong correlation with housing problems and household income, population groups that have disproportionately lower household income than average also have disproportionately higher housing needs. Among racial and ethnic groups in Savannah, this translates into disproportionately greater need among African-American and Hispanic residents. African-Americans are a majority population in the city of Savannah (55%, or 74,782 of the 136,286 residents counted in the 2010 Census), but are still a minority racial group in the larger American context. In Savannah, African Americans represent 68% of all persons below the poverty level, and the poverty rate of African-American residents as a group is 28%. Hispanics in Savannah are a much smaller population (4.6% of the population or 6,392 of the 136,286 residents counted in the 2010 Census) but have the highest poverty rate (30%) of any racial or ethnic group with a major population in Savannah.

Needs not previously identified

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Most predominantly minority areas of Savannah are generally located east and west of the city's historic downtown and north of DeRenne Avenue, the city's primary east to west midtown corridor. For purposes of this plan, any Census tract where more that 60% of the households are African-American is considered to have an African-American concentration. Areas of minority concentration generally coincide with areas of low-income concentration and therefore the CDBG Local Target Area. However, this is not exclusively true. Areas of minority concentration do exist in non-low income Census tracts. Not surprisingly, since African-Americans account for a higher proportion of the low-income and minority population, low-income areas are also predominately African-American. However, this too is not exclusively true. Savannah's Victorian District in Census Tract 15 is a low and moderate income tract without a minority concentration. Due to the small size of Asian and Hispanic populations (less than 7% of the City's total population), there are no recognized Asian or Hispanic ethnic neighborhoods in the city at this time.

NA-35 Public Housing

Introduction

Many of the public housing communities are located within the Census Tracts with the highest rates of poverty. Demographic data of HAS public housing developments indicate a resident population that is low to extremely low income, including a high minority population and significant number of elderly residents and persons with disabilities.

The Housing Authority of Savannah offers many services to their residents, including home ownership promotion, job training, and head start programs. The Housing Authority partners with many agencies within the Savannah area to carry out these programs. Public housing residents are also eligible for various programs that the City of Savannah offers. The residents are encouraged to register or apply for all city programs.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	462	2,580	5,201	417	4,618	84	23	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 21 - Public Housing by Program Type

Alternate Data Source Name:
PHA - Housing Authority of Savannah
Data Source Comments:

Characteristics of Residents

Program Type									
	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual	0	16,499	21,644	23,904	21,087	24,969	25,716	9,957	0

Program Type									
	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Income									
Average length of stay	0	8	12	8	4	10	0	0	0
Average Household size	0	2	2	4	2	6	4	3	0
# Homeless at admission	0	36	0	50	0	0	50	0	0
# of Elderly Program Participants (>62)	0	139	452	737	370	355	7	1	0
# of Disabled Families	0	269	404	618	16	541	47	4	0
# of Families requesting accessibility features	0	466	2,438	4,998	350	4,462	68	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 22 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
PHA - Housing Authority of Savannah

Data Source Comments:

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	122	113	232	64	157	6	3	0
Black/African American	0	340	2,484	4,953	351	4,449	76	20	0
Asian	0	0	0	4	0	4	0	0	0
American Indian/Alaska Native	0	0	0	7	1	4	2	0	0
Pacific Islander	0	0	0	3	0	3	0	0	0
Other	0	0	5	2	1	1	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 23 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
PHA - Housing Authority of Savannah
Data Source Comments:

Ethnicity of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	1	19	91	8	83	0	0	0
Not Hispanic	0	461	2,584	5,110	409	4,535	84	23	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:
PHA - Housing Authority of Savannah
Data Source Comments:

Section 504 Needs Assessment

Needs of public housing tenants and applicants on the waiting list for accessible units

According to the Housing Authority of Savannah there are currently 482 families with disabilities on the public housing waiting list. Their needs include wheelchair access and hearing/visual impairment needs.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

According to the Housing Authority of Savannah the most immediate needs of public housing and housing choice voucher holders are job training, childcare and transportation.

How do these needs compare to the housing needs of the population at large

The needs of Public Housing residents and Housing Choice voucher holders are similar to those of the population at large in that the needs are associated with economic barriers that exacerbate the problem of housing affordability in Savannah. The challenge of paying for other critical needs such as childcare, transportation, job training and job readiness limit the dollars available to securing safe, decent and affordable housing in Savannah for low and moderate income persons and families. A significant difference in the needs of residents of Public Housing and Housing Choice voucher holders compared to the population at large is the assurance of safe and decent housing. Whereas public and voucher assisted housing have a certification process and oversight, there is not a comparable certification of market rate housing, particularly rental housing. Additionally, the needs of the population at large are more likely to include one of the four housing problems of lacking complete kitchen facilities, lacking complete plumbing facilities, having more than 1.5 persons per room, and experiencing cost burden over 50%. The housing market analysis section will further detail the reasons that housing affordability issues in Savannah are experienced by the population at large.

NA-40 Homeless Needs Assessment

Introduction

City staff consulted with the lead agency for the Continuum of Care, the Chatham-Savannah Authority for the Homeless, in preparing the Homeless Needs Assessment of the Consolidated HCD Plan. Staff received updated information on the homeless count, and information on the changes in the provision of services to the homeless, chronic homeless and Housing Opportunities for Persons With AIDS (HOPWA).

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	52	0	210	210	47	90
Persons in Households with Only Children	4	0	17	17	4	91
Persons in Households with Only Adults	431	631	3,992	3,992	1,059	90
Chronically Homeless Individuals	19	84	378	378	106	365
Chronically Homeless Families	2	0	8	8	2	365
Veterans	39	15	210	210	59	90
Unaccompanied Child	4	0	17	17	4	90
Persons with HIV	14	13	84	84	24	90

Table 25 - Homeless Needs Assessment

Data Source Comments:	Chatham-Savannah Authority for the Homeless - 2011 Annual Homeless Count

Jurisdiction's Rural Homeless Population

Population includes Rural Homeless: none

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The Chatham-Savannah Authority for the Homeless conducts the Annual Homeless Count as well as the Point in Time Count. CSAH's Annual Homeless Count is an unduplicated count of sheltered and unsheltered persons served. CSAH estimates the population experiencing homelessness each year, the population becoming homeless each year, and the population exiting homeless each year. In 2011, CSAH estimated that 210 persons in families experienced homelessness in Savannah. Similarly, it was estimated that 210 veterans experienced homelessness in 2011.

Nature and Extent of Homelessness by Racial and Ethnic Group

The 2011 Annual Homeless Count shows that the largest percentage of the homeless population is African American at 70%; the next largest percentage is White at 28%, with the lowest percentages being both the Hispanic and Other Races populations at 1% each. These percentages are typical of the Homeless Count each year.

Nature and Extent of Unsheltered and Sheltered Homelessness, including Rural Homelessness

As the Continuum of Care lead agency, the Homeless Authority compiles and completes the annual homeless count. Since 1992, the Authority has had 100% participation from agencies in the Continuum of Care that provide services to those experiencing homelessness. Each agency submits monthly homeless data; this gives CSAH an intimate knowledge of specific local conditions. In 2011, there were 6,466 documented and confirmed episodes of homelessness. The total non-duplicated community count states that there were 4,202 men, women and children who experienced homelessness in Savannah, Chatham County, Georgia. Of the 4,202 unduplicated persons served in shelters, there were approximately 56% men, 26% women, and 18% children. There were at least 44 additional persons who received some type of service, but remained living in places not meant for human habitation, i.e. under bridges, in the woods, in cars, etc. (Chatham-Savannah Authority for the Homeless 2011 Homeless Count). The outreach manager made contact with 552 homeless persons (268 single persons, 3 couples, and 95 families) and provided services and referrals in calendar year 2011. Of the 552 persons, 34% of individuals accepted referrals and went into emergency shelter, 58% enrolled in treatment programs for substance abuse, mental illness or accepted other social services, and 8% declined or refused services. A

total of 92% received documented services of some type. Each person received services on the same day of contact with the outreach worker.

Discussion

Numerous mainstream services directly partner with services targeted to meet the needs of persons experiencing homelessness. The Homeless Authority manages the local Savannah/Chatham Continuum of Care as the Continuum of Care's lead agency. The agency coordinates the community's policies, strategies and activities toward ending homelessness. The process includes providing out-stationed case management and outreach services for families and individuals experiencing homelessness.

NA-45 Non-Homeless Special Needs Assessment

Introduction

Characteristics of Special Needs Populations

The City of Savannah has a substantial population of non-homeless, special needs individuals and families. As a medical and social services center for the region, Savannah is the destination point for those in need of special treatment or assistance. While some of the populations in need of special assistance can be counted with a fair degree of accuracy, most population data is imputed from estimates and percentage projections of known populations. In Savannah, the American Communities Survey (ACS) indicates that there are 15,887 elderly residents aged 65 or older (2006-2010 ACS). 44.4% of the non-institutionalized elderly population are estimated to be living with 'some disability' and may be regarded as 'frail elderly' who are at increased risk of needing housing or supportive service assistance (2008-2010 ACS). 31.5% of the elderly population have an ambulatory difficulty, while 21.1% have and independent living difficulty, 15.1% have a hearing difficulty, 13.6% have a self-care difficulty, 12.9% have a cognitive difficulty, and 7.5% have a vision difficulty. The city's population of persons with disabilities for all ages is estimated at 12.7% of the non-institutionalized population. The developmentally disabled are not included in the ACS, but the Georgia State Health Department calculates developmentally disabled individuals as 1.15% of the overall population, or roughly 1,600 individuals in Savannah. Similarly, the state Health Department calculates populations with drug and/or alcohol addiction to represent 11.83% of the population or roughly 16,000 individuals in the City of Savannah. The population of individuals with HIV/AIDS can also be difficult to ascertain with any accuracy. Frequently persons infected with HIV may not be aware of their condition and may not have sought treatment or been identified by any public health screening process. Also, as a regional medical center, the impact of HIV/AIDS on Savannah is regional in scope. HIV consumers of the Chatham CARE Center are primarily living below the federal income poverty level (77%), and are 79% African-American and 63% males. High rates of substance abuse, mental health concerns exist in the HIV population of Chatham County. Like HIV/AIDS, domestic violence is a largely under-reported issue. The majority of victims do not seek assistance, or seek assistance through private channels where their cases remain confidential. SAFE Shelter, Inc. is the regional shelter for victims of domestic abuse. In 2010, SAFE Shelter received 1,148 crisis calls and sheltered over 729 victims of domestic violence. The SAFE Shelter Outreach Program assisted clients with 93 Temporary Protective Orders and provided services to 351 clients, including 111 children. The Savannah-Chatham Metropolitan Police Department responded to 2,845 domestic disturbance calls. Of those, 1,359 reports were written. There were a total of 213 on-scene arrests. There were three domestic violence-related homicides and 100 domestic aggravated assaults - none of them SAFE Shelter clients. Local experts in domestic abuse (family court officials and advocates) estimate that the actual number of cases (including unreported) may be as high as five times the number who are actually served.

Housing and Supportive Service Needs and Determination

High rates of poverty in the HIV population greatly increased the need for housing and supportive services. Ryan White funds are no longer available for most supportive services and consumers of the Chatham CARE Center (HIV clinic) rely heavily on Union Mission for housing and supportive services. The City of Savannah's HOPWA grants are used to fund supportive housing for persons with HIV/AIDS. The HOPWA programs are sponsored by Union Mission, Inc. In addition to the HOPWA grant, Union Mission has been awarded other grants by the Georgia Department of Community Affairs (DCA) and other HUD programs to provide housing for this population. The DCA grant is tenant-based rental assistance and is a scattered site project throughout Savannah. A short-term mortgage rental utility assistance program is also available for persons with HIV/AIDS. The elderly in the community who can no longer care for themselves have many options within Savannah and Chatham County. These facilities vary in size and scope of services offered. Chatham County does have a non-profit nursing center, Riverview, which offers services to those in need. Senior Citizens, Inc. offers Meals on Wheels services to elderly individuals that qualify for this service.

Public Size and Characteristics of Population with HIV / AIDS

The Coastal Health District 9-1 has consistently been one of the highest prevalence areas for HIV/AIDS in Georgia. From data through the end of 2007, the district ranked third in the state for cumulative cases. Only Fulton and DeKalb (metro Atlanta) had higher numbers for total cumulative cases. As of the end of 2007, the district reported 2,544 cumulative cases of HIV/AIDS combined. At the end of 2008, there were 2,899 cases reported. This reflects a 14% increase. Persons living with HIV/AIDS at the end of 2007 were 1,889, at the end of 2008 were 2,019, and in 2009 were 2,119, reflecting a 12% increase. All data is from the Department of Community Health, HIV Epidemiology Unit for the Division of Public Health. In their Georgia HIV/AIDS Surveillance Summary through the end of 2007, which is their last published report, the Coastal Health District ranked above the state of Georgia in Persons Living with AIDS (not HIV). The state prevalence rate was 207.7 cases per 100,000 while the Coastal District rate was 209.01/100,000. In addition, the Coastal District exceeded the state rate of 11.7 cases per 100,000 in persons newly diagnosed with AIDS in 2007. The Coastal rate was 12.5 per 100,000 (ranked fourth in the state). The district ranked seventh in newly diagnosed HIV for 2007. Overall for HIV/AIDS combined cases diagnosed in 2007, Coastal ranked fifth of eighteen health districts at 29.3 per 100,000. In data for 2010, Coastal Health District ranked high in persons living with AIDS prevalence (PLWA) outside the metro Atlanta area. Cumulative HIV/AIDS cases combined for the district is 3,011 as of December 2010. The HIV epidemic has impacted minorities disproportionately, with 71% living with AIDS reported as non-Hispanic Black/African American. In 2007 and 2008, 72% living with HIV were African-American, and in 2009 data, 73% were African-American. Coastal Health district counties range in African American population from 14.5% in Effingham County to 42.5% in Liberty County. Hispanic cases only represent 3% of those living with HIV/AIDS, up from 2% three years ago, in the district. Females are also over-represented compared to state HIV/AIDS data. All data in tables above and narrative are for the Coastal Health District, comprised of eight coastal counties in southeast Georgia. Savannah/Chatham County is the largest service area for the district and the majority of cases are reported in that area. The Chatham CARE Center, public provider for HIV care, served 788 unduplicated HIV/AIDS consumers in 2011. Of

those, 99 received services there for the first time that year. 63% of consumers were males, 7% were ages 13 to 24, 35% ages 25 to 44, 55% ages 45-64 and 3.3% ages 65 and older. Racial breakdown for consumers receiving care in Savannah is majority African-American (79%). In summary, Coastal Health District HIV populations exhibit much higher rates of being uninsured (up to 61% in one site) and living below the federal poverty line than the general population. 77% of CARE Center consumers are living below the federal poverty line. Finally, HIV/AIDS data and program statistics show a very disproportionate representation of African-Americans in our HIV population at 76% for the district, and data reflect higher rates of females with HIV/AIDS than the state.

Discussion

NA-50 Non-Housing Community Development Needs

Public Facilities

Public facilities needs and planned investments are determined by the annual update to the five year Capital Improvement Plan. Capital Improvement Program expenditures for the five year period 2012-2016 are projected to total $174,545,800. Major Public Building Improvements include plans to construct a Cultural Arts Center, a Public Safety headquarters/training facility, and new fire stations. Additional projects include expanding and renovating Tompkins Recreation Center, completing exterior and interior renovations of the aging Broughton Municipal Building, and making repairs to the office of the Bureau of Public Facilities, Events and Services. Improvements in this category will account for $23,563,000 or 13.50% of planned capital spending. Park and Recreation Improvements account for $3,111,000 or 1.78% of capital spending. These improvements are primarily to upgrade and provide maintenance to existing facilities, tennis and basketball courts and athletic practice fields throughout the city, as well as to create a dog park for citizen use and enjoyment. Cemetery Improvements and Squares and Monuments Improvements account for $2,299,300 or 1.32% of planned capital spending. Projects in these categories include regular maintenance and infrastructure improvements in parks and cemeteries across the city, and the construction of a columbarium and meditation park in Bonaventure Cemetery. Civic Center Improvements account for $5,064,000 or 2.90% of total planned expenditures and are primarily for planning for a new arena and providing needed repairs and maintenance to the existing facility.

Need Determination

Needs were determined through capital improvement project planning and budgeting carried out by City of Savannah departments and bureaus as informed by community need, public input, and City Council priorities. Planned investments are determined by an annual five year Capital Improvement Plan. The City updates a five year Capital Improvement Program (CIP) annually for the acquisition, renovation or construction of new or existing capital facilities and infrastructure. Funding of capital projects in the five-year CIP plan is guided by the project's potential impact on the well-being of the community at large. Capital projects are intended to create the greatest good for the greatest number of Savannah residents. With this in mind, projects are guided by the City Council priorities listed below as well as evaluation criteria including legal mandate, public health or safety, maintenance of a public asset/resiliency, economic vitality impact, operating budget impact, geographic equity, and resiliency. Many of the projects may relate to multiple priorities. For instance, a project that creates good health and environment may also spur economic development. The City Council priorities were developed to reflect citizen views regarding the services that government should provide. The priorities are:

- Culture and Recreation - To ensure citizens have a community that provides recreational and cultural opportunities that keep their minds and bodies active and that recognizes the needs of all citizens.

- Economic Growth - To provide citizens a city that encourages and supports appropriate economic growth that creates jobs, expands city revenue and improves neighborhoods and commercial corridors.
- Health & Environment - To provide citizens a community that promotes health through good infrastructure (e.g. water, sewer) while preserving the environment for future generations.
- High Performing Government - To provide citizens with a responsible, accessible and responsive government that maximizes use of public resources for services citizens need.
- Neighborhood Vitality - To provide a city of strong and vibrant neighborhoods that are clean, safe and encourage a sense of community.
- Poverty Reduction - To provide citizens a community that reduces poverty by empowering motivated people to become economically self-sufficient.
- Public Safety - To provide a city where citizens are safe and feel safe from crime, fire and other hazards anywhere in the community. The capital program is usually funded using a combination of current revenues, special taxes, bonds, and contractual payments.

Primary sources of funding for the CIP plan are Special Purpose Local Option Sales Tax (SPLOST) funds and City General funds. SPLOST will be used primarily to fund Public Building Improvements, Park and Recreation, Civic Center, Drainage, and Community Development Improvements. Capital Improvement Program expenditures for the five year period 2012-2016 are projected to total $174,545,800.

Public Improvements

Public improvement needs and planned investments are determined by the annual update to the five year Capital Improvement Plan. Capital Improvement Program expenditures for the five year period 2012-2016 are projected to total $174,545,800. Water, Sewer, and Industrial & Domestic Water Improvements account for $107,992,000 or 61.87% of planned capital project spending. Water and Sewer projects are primarily routine improvements, maintenance, upgrades, and extensions of water and sewer infrastructure throughout the city. A major project continues to be the addition of a flow equalization system to the President Street Plant. The system will provide the City with the ability to minimize flushing action of the incoming increase in wastewater flow due to planned plant closures. New Drainage infrastructure will be installed to reduce flooding incidents as well as the continuation of ongoing rehabilitation of the city's storm sewers over the five year period. These improvements account for $1,400,000 or 0.8% of planned capital spending. Street and Traffic Improvements, which together account for 5.17% of planned capital spending at $9,024,500, include traffic calming efforts and signal installation in various locations, as well as ramp, street, bridge, and sidewalk repairs and maintenance. Community Development Improvements, which account for $1,350,000 or less than 0.77% of capital spending, will address revitalization of the Martin Luther King, Jr. Boulevard/ Montgomery Street corridor and the Waters Avenue corridor revitalization project. Community development improvement CIP dollars will also provide matching funds for neighborhood improvement projects.

Need Determination

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- Culture and Recreation - To ensure citizens have a community that provides recreational and cultural opportunities that keep their minds and bodies active and that recognizes the needs of all citizens.
- Economic Growth - To provide citizens a city that encourages and supports appropriate economic growth that creates jobs, expands city revenue and improves neighborhoods and commercial corridors.
- Health & Environment - To provide citizens a community that promotes health through good infrastructure (e.g. water, sewer) while preserving the environment for future generations.
- High Performing Government - To provide citizens with a responsible, accessible and responsive government that maximizes use of public resources for services citizens need.
- Neighborhood Vitality - To provide a city of strong and vibrant neighborhoods that are clean, safe and encourage a sense of community.
- Poverty Reduction - To provide citizens a community that reduces poverty by empowering motivated people to become economically self-sufficient.
- Public Safety - To provide a city where citizens are safe and feel safe from crime, fire and other hazards anywhere in the community.

The capital program is usually funded using a combination of current revenues, special taxes, bonds, and contractual payments. Primary sources of funding for the CIP plan are Special Purpose Local Option Sales Tax (SPLOST) funds and City General funds. SPLOST will be used primarily to fund Public Building Improvements, Park and Recreation, Civic Center, Drainage, and Community Development Improvements. Capital Improvement Program expenditures for the five year period 2012-2016 are projected to total $174,545,800.

Public Services

Numerous public and human services needs were identified by staff, community partners, and residents for the primary issues of housing safety and affordability, youth and special needs services, adult education and financial education issues, and job training and employment assistance. Housing issues are prevalent for low and moderate income homeowners as well as renters. Senior residents on fixed incomes are particularly vulnerable as they are often unable to keep up with needed exterior home and lawn maintenance, are dealing with outdated or dilapidated interiors, and often do not have a clearly defined estate plan. Low and moderate income renters face the difficulty of finding safe, decent and affordable rental housing. The lack of affordable rentals, presence of derelict rentals from negligent landlords, and lack of renters' knowledge about their rights and the responsibilities of landlords can lead to living in unsafe housing conditions or the threat and/or reality of eviction and homelessness. The needs of youth and persons with special needs are an issue raised by numerous service providers and community residents. Youth services for counseling, mentoring, after school programs, and academic assistance are some of the most cited services needed. Services for persons with special needs, including the elderly, persons with disabilities, veterans and others, are also services that are in great need. Access to home based services, transportation, food programs, and recreation services are in high demand. Among working age adults, services providing educational assistance and financial education are two critically needed public services. Adult academic assistance and GED assistance are services needed to increase the employability of adults in the workforce. Service providers and residents have also identified financial literacy and money management education as another great need, primarily because it is a barrier to increasing personal income and savings to provide financial stability. Other significant areas of need cited by residents and service providers are for accessible job training, employment assistance programs, and better transportation or transportation assistance to available jobs and job centers. Long term economic trends are changing the types of jobs available and the skills necessary to compete for them. Training programs are inextricably tied to the requirements of their funding source resulting in a growing patchwork of offerings. The lack of a systematic approach can result in considerable fragmentation and leaves many of the neediest individuals without assurances of job placement.

Need Determination

Needs were determined through focus group meetings of public service providers, through input from neighborhood service coordinators who work in CDBG target neighborhoods daily, through resident input provided on the community needs survey, and through review of relevant data sources.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Existing conditions in the local and national housing market and financial lending industry continue to have a significant impact on the housing market in Savannah. The need for affordable housing units is growing as unemployment and lower income levels remain barriers for households. The growing need for affordable housing is true for both rental and ownership markets. Mortgage financing continues to be difficult to obtain for many households, contributing to increasing demand in the rental market and greater financial strain on households with low or moderate incomes. While new housing development continues to trend towards new single family housing in suburban locations, there are an increasing number of rental units being developed in these same areas. However, for many low and moderate income households, these housing options often come with tradeoffs of higher expenses in other areas, such as transportation. New construction of affordable housing in accessible locations, such as Savannah Gardens and Sustainable Fellwood, are important contributions to the local housing market. Another significant opportunity for the local affordable housing market is the need for rental and homeowner rehabilitation. The rehabilitation of substandard housing units can provide additional units of affordable housing for low and moderate income households, particularly for elderly home owners or homeowners with disabilities. This added focus on rehabilitation could also lessen the impact of rising rental housing costs due to demand caused by the mortgage crises. Similarly, Housing Authority of Savannah renovation and redevelopment projects in highly accessible locations are a crucial piece of the local affordable housing market. Continued support of these efforts is important for the City of Savannah. Low Income Housing Tax Credit projects are another important source of funding for the affordable housing market. Continued support and development of tax credit projects, and retention of existing tax credit projects as contracts expire, is critical to increasing availability of affordable housing units in Savannah.

MA-10 Number of Housing Units

Introduction

All rental properties by number of units

Property Type	Number	%
1-unit detached structure	53,526	67%
1-unit, attached structure	3,889	5%
2-4 units	10,447	13%
5-20 units	7,913	10%
More than 20 units	3,099	4%
Mobile Home, boat, RV, van, etc	1,122	1%
Total	***79,996***	***100%***

Table 26 – Rental Properties by Unit Number

Data Source: 2005-2009 ACS Data

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	28	0%	734	3%
1 bedroom	380	1%	6,096	22%
2 bedrooms	5,571	21%	12,060	44%
3 bedrooms	20,377	77%	8,280	30%
Total	***26,356***	***99%***	***27,170***	***99%***

Table 27 – Unit Size by Tenure

Data Source: 2005-2009 ACS Data

Number and Targeting of Units

The City of Savannah utilizes HOME funding, CDBG funding, private sector development leveraged and incentivized by City infrastructure investments, OHHLHC grant funds and anticipates the use of local Affordable Housing Funds to develop, rehabilitate and preserve affordable housing in the city of Savannah. The City expects to create, rehabilitate or preserve no less than 1,500 units of affordable housing over the 2013-2017 period; a mix of both owner-occupied and rental units. The City's strategy for each program type is as follows:

HOME funding: The City of Savannah uses HOME funding to provide down-payment assistance to low and moderate income homebuyers to provide affordable homeownership opportunities, as well as provide construction financing for the development of detached, single-family affordable housing.

During the 2013-2017 period, the City expects to finance the construction of 100 detached, single-family homes and assist 350 first-time homebuyers with down-payment assistance.

Community Development Block Grant (CDBG) funding: The City of Savannah utilizes CDBG funding to finance the leveraged rehabilitation of existing homes of low-to-moderate homeowners using a hybrid implementation model of contractors and volunteers. During the 2013-2017 period, the City expects to finance the rehabilitation of 625 units of housing.

Low Income Housing Tax Credit (LIHTC) leveraged rental: Through local public investments in infrastructure and soft development costs, the City of Savannah and its partners expect to create 350 new units of low-to-moderate income rental housing, primarily in the 44 acre Savannah Gardens neighborhood.

Office of Healthy homes and Lead Hazard Control (OHHLHC) grant funding: The City of Savannah is an implementation partner of the Georgia Lead Hazard Control Program, and expects to improve the buildings and remove lead hazards from 75 units of low-to-moderate income housing, both rental and owner-occupied.

Affordable Housing Fund: The City of Savannah is in the process of funding and implementing a locally funded Affordable Housing Fund. While the process is formative, the City anticipates the potential use of $450,000 for the development, rehabilitation and preservation of affordable housing of owner-occupied and rental housing units.

Units Expected to be lost from Inventory

Over the next 5 year period the City of Savannah expects to contend not just with a lack of affordable housing inventory in nominal terms, but a reduction in the total proportion of affordable housing in the City housing stock, as population growth incentivizes the construction of more market rate housing. This is anticipated even as the population grows with the same proportion of income distribution - including a poverty rate that has remained over 20% for the last four decades and now sits at just under 24%. There is not reliable data on the amount of affordable housing units expected to be lost from the inventory, the most useful data comes from a University of Georgia study projecting likely cost-burdened households pushed out of affordable housing because of the confluence of variables affecting Savannah housing stock. In that report, UGA estimated that 23,696 Savannah households found themselves cost burdened in 2008 and that this number will grow to 24,513 by 2018 and to 25,208 by 2023. Just to keep the number of cost burdened Savannah households from increasing beyond the current high levels over the next 10 years, Savannah will need approximately 817 new affordable housing units.

Does the availability of housing units meet the needs of the population?

Over the next five years, the demand for housing in the City of Savannah is expected to grow significantly, creating an increased demand for affordable housing, and increasing the value of existing housing. This, combined with the high rate of poverty in the city will mean both an increasing demand on housing for low and moderate income families, as well as an increased cost of producing that housing. The availability of public housing is not adequate to meet the current demand, which is expected to grow along with the population in the coming years. An increasing homeless population is also anticipated, with a limited availability of shelters in the city. The housing stock in the city is among the oldest in the nation, and the comparatively high incidence of poverty (23.8% in 2010) has resulted in a large number of structures in need of repair or demolition. There are also many vacant lots where the structures once present have not been replaced. A 2007 survey of vacant properties in the city found that of 1,770 vacant properties examined city-wide, 323 (18.2%) were either dilapidated or in need of major repair to be habitable. While no similar study is available for all properties in the city, a 2001 survey of the CDBG Target Area found that over 1,500 units, 13% of the general housing stock in this area, was dilapidated or in need of major repairs. Another 21% of housing in the CDBG Target Area was found to be in need of moderate repair.

Need for Specific Types of Housing

Both affordable rental housing and affordable owner-occupant housing in safe and decent condition are in short supply in the local market. The Housing Authority of Savannah reported that in 2006 there were over 5,000 applicants for just 1,874 Section 8 housing vouchers. The impact of the recession and housing crisis would have the effect of increasing this applicant pool, while the total volume of vouchers remains virtually unchanged. In the home ownership market in Savannah, the rate of home ownership in the city is 47%, well below the national average of 67% (2010 Census). The rate is lower for African-American and low-income household groups. Market forces in the homeownership market such as student housing for local colleges and universities and seasonal residents have pushed lower-income workers from homeownership opportunities in the city limits to cheaper housing in adjacent communities or to rental markets. While housing in adjacent communities is generally less expensive, it inflates other living costs such as transportation, childcare, and access to some goods and services.

Discussion

MA-15 Cost of Housing

Introduction

Cost of Housing

	Based Year: 2000	Most Recent Year: 2009	% Change
Median Home Value	78,300	137,600	76%
Median Contract Rent	450	619	38%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS Data

Rent Paid	Number	%
Less than $500	9,079	33.4%
$500-999	15,873	58.4%
$1,000-1,499	1,573	5.8%
$1,500-1,999	342	1.3%
$2,000 or more	303	1.1%
Total	***27,170***	***100.0%***

Table 29 - Rent Paid

Data Source: 2005-2009 ACS Data

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,530	No Data
50% HAMFI	6,845	2,815
80% HAMFI	17,885	5,965
100% HAMFI	No Data	8,775
Total	***27,260***	***17,555***

Table 30 – Housing Affordability

Alternate Data Source Name:
ACS 2005-2009

Data Source Comments:

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	677	733	816	1,083	1,118
High HOME Rent	663	711	815	980	1,074
Low HOME Rent	525	562	675	780	870

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Availability of Sufficient Housing

Data on cost-burdened households indicate that available housing units do not meet the needs of local residents, and as a result, lower income residents are disproportionately living in housing units above their means to afford. Households earning below 30% of area median income represent nearly half of all cost-burdened renting households and nearly half of all cost-burdened owner-occupant households. Lower-income households are also disproportionately represented in statistics related to substandard housing and overcrowding. In addition, the distribution of the build dates of Savannah's notably older building stock, suggests that the units that lower-income residents reside in are still disproportionately too expensive. They are more likely to be in need of minor to moderate repair of some portion of their building package. City of Savannah Housing Department assessments indicate that roughly 34% of housing structures in low-income neighborhoods are in need of moderate and major repairs or demolition due to severely dilapidated conditions. These neighborhoods serve as home to the majority of the city's African-American and minority population.

Expected Change of Housing Affordability

In the past ten to fifteen years, the Savannah area has seen substantial population increase. Much of this has been in the suburban areas of the city and in outlying areas. Prior to the recession beginning in 2008, the historic portions of the city saw renewed interest in rehabilitation of dilapidated units and construction of luxury housing. Savannah's downtown housing stock started its revival in the 1950s. Since then, most of the properties in downtown Savannah have been remodeled with modern amenities and meet modern housing standards.

Since 2008, investment in most areas outside of the Historic District has slowed. Newer housing is being constructed in suburban areas of the city and in the unincorporated areas of the county. These units have starting prices ranging from the mid-$100,000s to $300,000 and more. Although these units may be affordable to some individuals and families, they are too expensive for many families. This and the lack of dependable public transportation from the areas of new development to the job centers make this area unfeasible for lower income families without access to an automobile.

For the past several years, based upon building permits, construction in Savannah has slowed to not more than 480 units per year. The cumulative effect of pricing, population growth, and the slow pace of construction starts is likely to push up housing prices of new construction for owner-occupants, push potential owner-occupants who are priced out of the market into the rental market, and drive up rental prices. This will exacerbate the marginalization of lower-income residents who already tend to live in housing with more deferred maintenance, overcrowding, and environmental contaminants.

Rent Comparison

Area Median Rent for Savannah is below that of the Fair Market Rent or High HOME Rent of an efficiency apartment in the Savannah market, while being above the efficiency or 1 bedroom Low HOME Rent. To afford a 2-4 bedroom apartment a household would have to pay a Fair Market Rent of High HOME Rent well above the area median rent. The City of Savannah does not provide HOME funding for rental housing development. Rather, to preserve safe, affordable, rental housing it currently provides funding for Lead Hazard Control implementation on rental properties with children and provides local infrastructure funding for affordable housing developments developed in partnership with the City.

Discussion

MA-20 Condition of Housing

Introduction

Definitions

The City of Savannah's Housing Department and Property Maintenance Department defines a dwelling that is in 'standard' condition as one that is above compliance and meets the requirements of the International Property Maintenance Code as adopted by the City of Savannah. Therefore, a 'substandard' dwelling is one that does not meet the requirements of the above referenced code. A dwelling that is in 'substandard condition but suitable for rehabilitation' is one in which at least 75% of the dwelling's building structure is intact.

However, any substandard building is capable of being rehabilitated providing there are enough funds available. This often is not the case for low income and moderate owner occupants. Similarly, low and moderate income tenants are typically unable to afford to pay a rent high enough to cover the debt load for such significant rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,832	34%	14,176	52%
With two selected Conditions	96	0%	587	2%
With three selected Conditions	0	0%	38	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	17,428	66%	12,369	46%
Total	***26,356***	***100%***	***27,170***	***100%***

Table 32 - Condition of Units

Data Source: 2005-2009 ACS Data

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,009	8%	2,347	9%
1980-1999	4,293	16%	5,797	21%
1950-1979	14,064	53%	12,330	45%
Before 1950	5,990	23%	6,696	25%
Total	***26,356***	***100%***	***27,170***	***100%***

Table 33 – Year Unit Built

Data Source: 2005-2009 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	20,054	76%	19,026	70%
Housing Units build before 1980 with children present	5,364	20%	1,814	

Table 34 – Risk of Lead-Based Paint

Data Source: 2005-2009 CHAS

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source Comments:

Need for Owner and Rental Rehabilitation

After examination of the existing conditions and contributing factors in Savannah's housing market, several needs become apparent. These needs are summarized below. According to Housing Department data, 34% of housing structures in low-income neighborhoods are in need of moderate and major repair or demolition due to severely dilapidated conditions. These neighborhoods serve as home to the majority of the city's African-American and minority population. Both new construction and repair of housing are needed. Because of the projected increase in Savannah's population, more housing units are needed in the city, generally, and because of the level of poverty, affordable housing is in demand. According to the 2010 Census, the vacancy rate for all housing units in Savannah was 15.5%, up 5.5% from 2000. The vacancy rate for owner-occupied units was 5.5% (up 3.5%) while the rate for renter-occupied units was 10.4% (down 0.6%). While household sizes are decreasing and the overall population is believed to be aging, the low-income and minority population tend to have significantly more children under the age of 18. As a result, there continues to be a high demand for affordable housing in good condition with two or more bedrooms. There is a serious need for more funding to help subsidize home maintenance, home purchases and rental housing for low and moderate-income households in Savannah. The highest need for additional financing occurs for households with incomes below 40% of median income adjusted for household size. These households cannot afford to purchase, maintain

and/or rent housing that is in good condition without significant subsidies. In fact, it is becoming increasingly difficult for households earning $40,000 or less per year, regardless of household size, to afford to purchase or rent unsubsidized quality housing.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

While it is difficult to estimate the exact number of units that contain lead-based paint, the Housing Department has typically used the assumption that 90% of pre-1980 units contain lead paint, and of those units 25% contain lead hazards. Using this methodology and 2010 CHAS data, it is estimated that 8,793 units have lead-based paint hazards (4,280 rental units and 4,513 owner-occupied units). Of those units, it is estimated that 1,615 units have lead-based paint hazards and currently have children present. Children are most susceptible to developmental health complications as a result of exposure to lead-based paint.

Discussion

MA-25 Public and Assisted Housing

Introduction

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	228	1,542	2,755	195	2,560	78	228	0
# of accessible units									
# of FSS participants									
# of FSS completions									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Supply of Public Housing Development

The Housing Authority of Savannah has 1,542 public housing units in 9 public housing developments. HAS is always working to monitor and maintain the physical condition of the units under their control. A review of the average inspection scores for each development is in the following table.

Public Housing Condition

Public Housing Development	Average Inspection Score
Ashley Midtown I	90
Ashley Midtown II	94
Edgar Blackshear Homes	79
Fred Wessels Homes	64
Horace Stillwell Towers	51
Pickens Patterson Terrace Single Family Homes	71
Simon Frazier Homes/Herbert Kayton Homes	63
Sustainable Fellwood I	93
Yamacraw Village	49

Table 37 - Public Housing Condition

Restoration and Revitalization Needs

The Housing Authority of Savannah uses its Five Year Plan to identify needed capital improvements projects in each of the resident communities. The Resident Advisory Board is instrumental in identify the restoration and revitalization needs of each development. Needs include: continued weatherization and energy efficiency improvements; plumbing, mechanical and electrical improvements for aged systems; and physical infrastructure improvements such as sidewalks and public spaces.

Strategy of Improving the Living Environment of low- and moderate Income Families

The Housing Authority of Savannah (HAS) is committed to the improvement and well-being of all families that it serves. HAS plans to continue to increase the availability of decent, safe and affordable housing in the Savannah area. The most important strategy the agency employs is to expand the current supply of affordable housing. This will be accomplished through securing additional rental vouchers as they come available and seeking to reduce the current number of public housing vacancies, while leveraging private and public funds for redevelopment. HAS continues to strive to improve the community and economic vitality of its portfolio by seeking to increase the number of working families that it assists and helping all families reach their personal and self-sufficiency goals.

Discussion

MA-30 Homeless Facilities

Introduction

The Chatham-Savannah Authority for the Homeless is the Continuum of Care's lead agency, and works in partnership with the Continuum of Care's numerous mainstream service providers to manage facilities and services for persons who are homeless.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	57	25	96	491	0
Unaccompanied Youth	188	50	234	89	0
Households with Only Adults	0	0	0	334	0
Chronically Homeless Households	0	0	0	50	0
Veterans	8	0	0	0	0

Table 38 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Numerous mainstream services directly partner with services targeted to homeless persons. The Homeless Authority as the Continuum of Care's lead agency manages the local Savannah/Chatham Continuum of Care. The agency coordinates the community's policies, strategies and activities toward ending homelessness, and the process includes providing out-stationed case management and outreach services for families and individuals experiencing homelessness. This process enables homeless families and individuals to exit the Continuum of Care to permanent housing and self-sufficiency. Planning and coordination by the Homeless Authority ensures that partner organizations and the community work effectively to address the issue of homelessness. Partnerships exist with service providers including the Social Apostolate, J.C. Lewis Health Center, the Savannah/Chatham Police Department, Curtis V. Cooper Health Center, the Salvation Army, and the Department of Family & Children Services.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Homeless Authority outreach and management services are provided on a daily basis at multiple locations. The hours vary depending on the requirements of the service provider sites, but are typically 8:30am to 5:00pm four days per week and 12:00pm to 8:00pm one day per week. Outreach and coordinated case management are located at multiple sites in the community, and individuals and families experiencing homelessness are able to access services in a number of ways. Outreach services are available at the Homeless Authority and in the community, including places not meant for human habitation. Case managers are out-stationed at SAFE SHELTER (a domestic violence shelter for women and children), The Salvation Army (an emergency and transitional shelter for men, women, and children), Interfaith Hospitality Network (a faith-based network for families with children), Union Mission, Inc. (emergency shelter, transitional and permanent housing sites for individuals and families), and EOA Thomas Austin (transitional housing for families with children). All participants are residents of one of the facilities and provided intake, assessment, basic shelter services, referrals and linkages to other needed community support services, life skills training, referral to the Employment and Training Center, and other case management services. Facilities that meet the needs of homeless persons include:

- Economic Opportunity Authority Austin House Transitional Shelter for Families
- Greenbriar Independent Living Transitional Housing
- Recovery Place of Savannah TANF Residential Transitional Housing
- Recovery Place of Savannah Men's Residential Transitional Housing
- Union Mission, Inc. Phoenix Project Permanent Supportive Housing
- Union Mission, Inc. Daniel Flagg Villas Permanent Supportive Housing

- Union Mission, Inc. Tenant Independence Program Transitional Housing
- Union Mission, Inc. Beyond Grace Transitional Housing
- Union Mission, Inc. Eagle's Point Permanent Supportive Housing
- Union Mission, Inc. Ben and Betty Barnes Center Permanent Supportive Housing
- Union Mission, Inc. Don and Kay Kole Center for Women Permanent Supportive Housing
- Union Mission, Inc. Grace House Emergency Shelter
- Union Mission, Inc. Magdalene Project Emergency Shelter
- Union Mission, Inc. Dutchtown Permanent Supportive Housing
- Inner City Night Shelter Emergency Shelter
- S.A.F.E. Shelter Emergency Shelter
- Salvation Army Emergency Shelter
- Union Mission, Inc. J.C. Lewis Health Center
- Park Place Outreach, Inc. Emergency Shelter
- Interfaith Hospitality Network Emergency Shelter
- Old Savannah City Mission Emergency Shelter
- Housing Authority of Savannah Permanent Supportive Housing

MA-35 Special Needs Facilities and Services

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

For persons living with HIV or AIDS there are 20 permanent supportive housing units available through City of Savannah HOPWA Competitive Renewal grants. Additionally, Union Mission, Inc. has 25 Tenant-Based Rental Assistance units under their TIP Program funded by a grant from the Georgia Department of Community Affairs. All HOPWA eligible clients may access the following supportive services provided under the City's two HOPWA grants: Case management, Healthy Living Support Group and Resource Coordination, transportation, health care services, and individual or group substance abuse counseling for clients with a dual diagnosis of HIV-positive and substance abuse. Persons may also be referred to other supportive services based on need. There is a total unmet housing subsidy assistance need of 350 total households, including need for 100 Tenant-Based Rental Assistance, 175 Short Term, Rent, Mortgage, and Utility assistance payments, and 75 housing facilities 7 (HOPWA 2011-2012 APRs. The Shelter Plus Care program provides scattered site rental assistance to eligible participants. Target populations include persons who are homeless and have serious mental health issues, HIV/AIDS, and/or chronic problems with substance abuse disorders. The City of Savannah as the grantee and Union Mission, Inc. as the project sponsor set up a Supportive Housing Assistance Program (SHP) from HUD-funded Shelter Plus Care grants. Union Mission's Shelter Plus Care Program through its Tenant-Based Rental Assistance (TBRA) Program, addresses both the residential and treatment needs of the homeless population. Through a partnership with the local Continuum of Care and other social and community based agencies, the program provides participants with a range of comprehensive services to address the needs of the homeless and indigent in Savannah. Participants are also required to participate in a life skills training to either develop or redevelop the skills necessary to enhance the participant's ability to function independently in the community. This serves as an integral part in the success and long term sobriety of the participant.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Money Follows the Person Initiative (MFP) is a five-year grant award designed to shift Medicaid Long-Term Care from its emphasis on institutional care to home and community-based services. MFP uses home and community based Medicaid waiver services and one-time transition services to help people resettle in the community. MFP is a joint effort between the Department of Community Health (DCH) and the Department of Human Resources (DHR) to transition 1,312 consumers from institutional settings to a community setting. Through MFP, the state will establish a seamless information and referral process, transition coordinators, support services to ease transition, transition peer counseling

and increased availability of affordable housing and transportation. The target populations include: older adults, adults and children with physical disabilities and/or Traumatic Brain Injury, and adults or children with mental retardation and/or developmental disabilities. The goals are to transition individuals from nursing facilities, hospitals and/ or Intermediate Care Facilities for Mental Retardation (ICF-MR) to qualified community residences and rebalance the long-term care system by offering enhanced transition services for 12 months for qualified persons transitioning from a qualified institution to a qualified community-setting. The Continuity of Care Transition Planning Guidance is provided to all state mental health hospitals. The hospitals are asked to develop a Transition Plan for all individuals being discharged, which addresses multiple areas including housing and residential supports. Case Expediters work with consumers who have support needs that warrant additional resources. Staff conduct assessments to identify those individuals that are at risk of readmission, including whether or not they have been or will be homeless. Staff and community providers identify services that will address these needs and determine how services will be made available. Transition planning begins at admission, including linking individuals up with community based service providers. Regional coordinators oversee the Continuity of Care planning and assure that collaboration is occurring between hospitals and community based providers. The State is also finalizing the Transition Planning Protocol for those individuals that are on the Mental Health Olmstead List. Any individual that has been hospitalized more than 60 days and is considered appropriate for discharge is placed on the Mental Health Planning List. No person on this list is discharged without an appropriate Person Centered Transition Plan that provides for the individuals receipt of appropriate community services. The State monitors performance measures that track the quality and consistency of the transition planning process.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For persons living with HIV or AIDS there are 20 permanent supportive housing units available through City of Savannah HOPWA Competitive Renewal grants. Additionally, Union Mission, Inc. has 25 Tenant-Based Rental Assistance units under their TIP Program funded by a grant from the Georgia Department of Community Affairs. All HOPWA eligible clients may access the following supportive services provided under the City's two HOPWA grants: Case management, Healthy Living Support Group and Resource Coordination, transportation, health care services, and individual or group substance abuse counseling for clients with a dual diagnosis of HIV-positive and substance abuse. Persons may also be referred to other supportive services based on need. The Shelter Plus Care program provides scattered site rental assistance to eligible participants. Target populations include persons who are homeless and have serious mental health issues, HIV/AIDS, and/or chronic problems with substance abuse disorders. The City of Savannah as the grantee and Union Mission, Inc. as the project sponsor set up a Supportive Housing Assistance Program (SHP) from HUD-funded Shelter Plus Care grants. Union Mission's Shelter Plus Care Program through its Tenant-Based Rental Assistance (TBRA) Program, addresses both the

residential and treatment needs of the homeless population. Through a partnership with the local Continuum of Care and other social and community based agencies, the program provides participants with a range of comprehensive services to address the needs of the homeless and indigent in Savannah. Participants are also required to participate in a life skills training to either develop or redevelop the skills necessary to enhance the participant's ability to function independently in the community. This serves as an integral part in the success and long term sobriety of the participant. The City of Savannah also works in partnership with Living Independence For Everyone (LIFE) to increase the number of housing units that are accessible for elderly persons and persons living with disabilities by funding accessibility modifications to individual properties.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

City of Savannah is not a consortia grantee.

MA-40 Barriers to Affordable Housing

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The cost of housing and incentives to develop, maintain and improve affordable housing are all affected by public policies. The Mayor and Aldermen and City administration realize that public policies can, sometimes, contribute to increased housing costs and become barriers to affordable housing. As a result, the Mayor and Aldermen joined HUD's National Call to Action for Affordable Housing Through Regulatory Reform initiative by passing a Resolution in June 2007 and by creating the Affordable Housing Task Force to identify local, state and federal regulatory barriers and solutions. The Task Force completed its work in 2008.

The City of Savannah completed its most recent Analysis of Impediments to Fair Housing in December 2010. Local, state and federal regulatory reform could help remove barriers and help narrow the gap between low incomes and housing costs. Several local barriers that impact the development, retention and occupation of affordable housing include:

- Zoning and subdivision regulations - Suburban derived zoning and subdivision regulations, particularly in new, outlying neighborhoods, have incentivized larger lots with larger public rights-of-way. This limits density and drives up the price of developed residential real estate.
- Inclusionary zoning- No local policies exist which would mandate or incentivize affordable housing development alongside large-scale residential development projects.
- Property taxes - Punitive tax rates on affordable housing developed with public subsidy is not taxed at the rate the developer agrees to rent it at, but rather, the market rate. This creates a disproportionate tax to the actual value of the property and makes it harder for owners to maintain the property.

The proposed Chatham County – Savannah Unified Zoning Ordinance (UZO) may assist with infill development and an increase in permitted density. The proposed creation of the three Traditional Residential zoning districts will assist with infill development and increase permitted density. The Residential Single Family (RSF-5) district could possibly assist with more affordable housing. Additionally, the current draft of the UZO uniformly addresses affordable housing barriers to include group housing and residences where a growing percent of the population can “age in place”.

MA-45 Non-Housing Community Development Assets

Introduction

The following data and narrative identifies the city's economic development assets, issues, needs and initiatives.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Total Workers	Total Jobs	Share of Workers	Share of Jobs	Jobs less workers
Agriculture, Mining, Oil & Gas Extraction	245	23	0	0	0	0	0
Construction	3,631	3,281	0	0	6	5	-1
Manufacturing	4,539	5,270	0	0	8	8	0
Wholesale Trade	1,123	2,754	0	0	2	4	2
Retail Trade	7,234	9,169	0	0	13	14	1
Transportation and Warehousing	4,038	2,706	0	0	7	4	-3
Information	798	1,604	0	0	1	2	1
Finance, Insurance, and Real Estate	2,601	4,977	0	0	5	7	2
Professional, Scientific, Management Services	5,273	3,188	0	0	9	5	-4
Education and Health Care Services	13,910	18,931	0	0	25	28	3
Arts, Entertainment, Accommodations	7,674	9,203	0	0	14	14	0
Other Services	2,916	3,880	0	0	5	6	1
Public Administration	2,671	2,851	0	0	5	4	-1
Total	56,653	67,837	0	0	100	101	1

Table 39 - Business Activity

Data Source: 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

Labor Force

Total Population in the Civilian Labor Force	60,860
Civilian Employed Population 16 years and over	56,653
Unemployment Rate	6.91
Unemployment Rate for Ages 16-24	19.87
Unemployment Rate for Ages 25-65	3.87

Table 40 - Labor Force

Data Source: 2005-2009 ACS Data

Occupations by Sector

Management, business and financial	16,990
Farming, fisheries and forestry occupations	191
Service	13,110
Sales and office	13,627
Construction, extraction, maintenance and repair	5,070
Production, transportation and material moving	7,665

Table 41 – Occupations by Sector

Data Source: 2005-2009 ACS Data

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	44,369	81%
30-59 Minutes	9,247	17%
60 or More Minutes	1,359	2%
Total	***54,975***	***100%***

Table 42 - Travel Time

Data Source: 2005-2009 ACS Data

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	4,175	494	3,767
High school graduate (includes	13,935	907	6,331

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
equivalency)			
Some college or Associate's degree	13,900	785	4,185
Bachelor's degree or higher	13,380	360	2,584

Table 43 - Educational Attainment by Employment Status

Data Source: 2005-2009 ACS Data

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	226	380	570	980	2,632
9th to 12th grade, no diploma	2,947	2,049	1,187	3,270	2,907
High school graduate, GED, or alternative	5,241	6,074	4,630	10,680	5,344
Some college, no degree	7,082	4,542	3,601	5,913	2,648
Associate's degree	1,355	1,979	1,099	2,262	589
Bachelor's degree	1,227	4,350	2,604	4,361	1,475
Graduate or professional degree	38	1,334	1,404	2,534	1,392

Table 44 - Educational Attainment by Age

Data Source: 2005-2009 ACS Data

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,707
High school graduate (includes equivalency)	22,407
Some college or Associate's degree	28,432
Bachelor's degree	36,443
Graduate or professional degree	49,275

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2005-2009 ACS Data

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Savannah and its surrounding metropolitan area have a diverse mix of industry which brings balance to the area economy. Within that diverse mix of business and industry the major employment sectors are influenced by the city's geographic location on the coast and its presence as a regional center for

healthcare and education. The largest employment sector in Savannah is education and health care services which is led in employment by Memorial University Medical Center, St. Josephs/Candler Hospital as well as related medical services, the Savannah-Chatham Public School System, and the Savannah College of Art and Design. Arts, entertainment and accommodations is the second largest employment sector in Savannah and is influenced by the city's coastal location, historic character, and southern climate. The large employment numbers in the industry do not rely on one or two large employers but rather a wide array of jobs based in hospitality, hotels, food service, tourism and other services. This employment sector provides a particularly significant number of jobs in the historic core of Savannah. Retail trade is the third largest employment sector in Savannah. Similar to the arts, entertainment and accommodations sector retail trade includes a large number of businesses ranging in size and employment. There are several major retail corporations in Savannah that provide significant number of jobs including Wal-Mart, Kroger, and Target among others. The fourth and fifth largest employment sectors in Savannah include professional, scientific, and management services and manufacturing. The strength of Savannah's profession, scientific, and management services sector centers on the city's role as a regional hub of business, government and education. The United States military also serves as a significant employer in Savannah and the surrounding area. Manufacturing in the Savannah economy is led by major manufacturers including Gulfstream, Georgia Pacific, and International Paper.

Describe the workforce and infrastructure needs of the business community:

Workforce Needs

An often referenced gap exists between the skills needed for higher wage employment jobs and the skills of the available local workforce in Savannah. Economic development professionals have identified the need to increase employability and job readiness training among the local workforce. There is a need to provide more GED classes for adults while also bolstering early childhood education. Furthermore, there is a growing consensus that education in local school districts needs to be better connected with the needs of the business community, including matching graduating high school students with employment opportunities of the local business community. Training in local demand occupations is another need of the local workforce and employers. While educational and training programs exist, they do not always prepare people to fill available jobs within major local employment sectors, particularly manufacturing and professional services. Other barriers exist as well for workforce development and growth. Reliable public transportation alternatives are not available to all local job centers. Expanding the schedules and routing of local transit to job centers may increase the access to jobs for the existing and future workforce, most especially lower income workers who rely heavily on public transportation. Other barriers within the existing workforce are a lack of access to capital or more comprehensive needs based training for individuals seeking to develop a successful microenterprise or small business. Low and moderate income job seekers may see entrepreneurship as a way to increase personal wealth and experience, however there is a need for a comprehensive micro and small business

development program to include education, technical assistance, incentivized savings programs, specialized loan programs, mentoring, and business incubation centers.

Targeted Corridor Infrastructure

There is a significant need to improve infrastructure along targeted commercial corridors within the city of Savannah and it's CDBG Local Target Area. Although there are many challenges associated with the redevelopment of the targeted corridors, there are numerous opportunities for development based on both the physical attributes of the area as well as the social infrastructure within the neighborhoods. These corridors continue to provide economic activity for the immediate neighborhood as well as for larger segments of the city's low income residents. However, more planning and redevelopment is needed to increase economic activities based on demand, renewed interest among investors, and the potential collaboration between the public sector and private investors. These targeted commercial corridors include: Augusta Avenue from East Lathrop Avenue to Interstate 516; Bull Street from Henry Street to Victory Drive; Martin Luther King, Jr. Boulevard and Montgomery Street from River Street to West 52nd and Exchange Streets; Ogeechee Road from Anderson Street to Victory Drive; Pennsylvania Avenue from President Street to Skidaway Road; Waters Avenue from Wheaton Street to Victory Drive; West Bay Street from East Lathrop Avenue to Interstate 516; and, Wheaton Street from Randolph Street to the Truman Parkway.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create

The single greatest impact to the local economy may come from the U.S. Army Corps of Engineers led harbor deepening of the Savannah River. Currently, the Port of Savannah is the fourth largest and fastest growing container port in the United States. The harbor deepening effort would make the Savannah River accessible to post-Panamex ocean vessels that will carry larger container loads to and from the Georgia Ports Authority terminals in Savannah and Chatham County. The impact of this development may serve to influence continued growth of the transport, logistics, warehousing, and manufacturing sectors of the local economy. This will in turn impact workforce needs in those fields while also requiring greater investment in transportation and other infrastructure. Other planned large scale development and proposed development projects in and around the city's downtown historic district have the potential to impact the local economy over the next five years. These include major projects that have already been initiated but may have slowed due to the current economic conditions. Proposed development of new public facilities, public-private partnerships, and large scale redevelopment efforts in the development or planning stages include: Development of the 54 acre Savannah River Landings Tax Allocation District site originally designed as an $800 million dollar expansion of Savannah's historic street grid, located to the east of downtown. The site has infrastructure and a prepared road system but construction has been delayed due to the economic recession. Planned

development of a new SPLOST funded civic center or arena complex for the city of Savannah. Continued development on Hutchinson Island which sits on the north side of the Savannah River just opposite Savannah's historic district. Proposed development includes potential expansion of the International Trade and Convention Center and potential hotel and retail development. The Housing Authority of Savannah's Eastside Gateway planning initiative which will help to redevelop of eastside Savannah neighborhoods adjacent to the planned redevelopment of housing authority communities on the eastside. There are several large scale projects in western Chatham County and Savannah that have and will continue to impact the local economy. The 'mega-site' in West Chatham is a large scale industrial site intended to draw large manufacturers and other industries to Chatham County and Savannah. The site currently is home to Mitsubishi Power Systems and continues to attract attention. As this site is built out, it has the potential to add hundreds if not thousands of jobs to the local economy. Similarly, major expansions are occurring at Gulfstream Aerospace along with Savannah-Hilton Head International Airport that will add to the increasing number of manufacturing and related jobs in the local economy. Large scale transportation improvements including: Building a new connector from Interstate 516 to DeRenne Avenue and Hunter Army Airfield that will relieve a major east-west thoroughfare in midtown Savannah; Removing the Interstate 16 flyover over Martin Luther King, Jr. Boulevard and Montgomery Street as it enters the city's downtown historic district; Widening I-16 from I-516 to I-95 in West Chatham to support continued residential and industrial growth in Savannah, Chatham County and the region; Building a new bridge on President Street to cross over the railroad tracks just east of downtown and adjacent to the Savannah River Landings Tax Allocation District site.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Available information suggests that factors which affect the rate of unemployment, inactivity and underemployment within the city include lack of basic education, shifting demands in needed job skills, and barriers to employment including lack of childcare, lack of transportation, and existing criminal records. Skills and education levels of the local workforce do not correspond with the employment opportunities available in Savannah and the wider region. There is a great need to enhance the skills of current residents to be employable in the skilled trades. The basic literacy skills of many workers severely limit opportunities for employment. The decline in the demand for unskilled, manual labor has placed an added burden on the need for basic skills such as reading, writing and arithmetic. The globalization of the economy and the growth of knowledge-based businesses also have diminished employment opportunities for unskilled laborers. Coupled with this trend is the national shift to a service economy. Many localities, including Savannah, are trying to attract knowledge-based businesses to their communities. Knowledge-based businesses can be anything from information technology firms to design firms and require a diverse set of skills Even manufacturing jobs are increasingly knowledge-based positions that require a basic level of education for successful employment. Opportunities for a low skill, low education workforce are only available in low wage employment sectors such as accommodation and food services and other service sector jobs. While there are jobs available in this growing sector they seldom lead to higher wage opportunities. The lack of reliable transportation can

also be a limitation on the local workforce. When transit service is inadequate, either due to limited service area or limited hours of operation, employable workers who do not own automobiles become isolated from job opportunities. There are circumstances where individuals have not taken jobs in the community because of problems with transportation. Also, lack of child care that is affordable and offered with extended hours to accommodate a parent working second or third shifts limits the employment opportunities that can be pursued. Another barrier to the employability of many lower income workers is the prevalence of criminal records. Because of criminal background checks for most jobs, many persons that have been convicted of criminal offenses are finding it hard to find living wage or consistent employment to move out of poverty. Many employers are unwilling to employ or promote staff with criminal records, which often leads these persons to settle for minimal pay or reengage in criminal activity. Another gap in the skills and education of the local workforce as a means of increasing income is the low level of entrepreneurial skills. Entrepreneurship can serve as a prime means of opportunity for economic advancement, however many potential entrepreneurs lack the knowledge and skills needed to operate a successful small business. These skills may include financial planning, budgeting, accounting and bookkeeping, tax and legal awareness, marketing, the writing of business plans and other skills that would enhance business success. Insufficient collateral is another barrier to business start-up. Many people fall short of having the necessary collateral, due to low value assets, insufficient personal collateral to secure additional financing, and poor credit. Many people lack the skills to develop solid financial and/or business plans to achieve financing. Another barrier to the sustaining of businesses is an inability of persons to obtain working capital through lines of credit for the day-to-day operations of a business.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan

The Governor's Office of Workforce Development (GOWD) has initiated a statewide campaign to skill up the State for our aging workforce. The 'Go Build Georgia' initiative aims to increase the pool of skilled workers in Georgia by focusing on more partnerships and occupational skills training through Georgia's technical colleges for younger workers, who will be replacing retirees from skilled positions. Local manufacturer JCB is leading the development of a formal manufacturing skills apprenticeship program planned to start in 2012. The three-year program will eventually accept as many as 100 new high school graduates every year and will consist of 70 percent on-the-job training with mentors and 30 percent classroom work. The 'Georgia Work Ready' training initiative assesses the skills of Georgia's workers, determines valuable job training opportunities and assures companies that the state can provide a long-term, qualified labor supply. Participating individuals receive a Work Ready Certificate that indicates their level of work readiness based on their performance. Coastal Workforce Services administers job search, training and placement services, funded by the Workforce Investment Act (WIA) of 1998, to a nine county region. The City of Savannah is the grant recipient for Service Delivery Region XII and provides support to the Coastal Workforce Investment Board in the administration of WIA funds throughout the Coastal Region. Through Youth Build Savannah eligible young men and women, who

have not yet completed high school, spend nine months participating in the following activities: GED Instruction, Construction Training, Leadership Training, Community Involvement, Life Skills Training, Supportive Services and Counseling. Participating youth use their construction skills to improve their community by building affordable housing for eligible and deserving families. The Chatham Apprentice Program (CAP), is a collaboration of Chatham County government, Step Up Savannah, and Savannah Technical College, to assist individuals in developing skills to compete in the job market, secure employment, and utilize employment to become more self-sufficient. CAP students receive workforce readiness training, vocational training from Savannah Technical College, and job placement assistance. The Community Kitchen program of America's Second Harvest provides culinary job training to low-income adults to prepare them for careers in the food services industry. The program entails 18 weeks of Culinary Arts Training, ServSafe Certification (food service safety), and Life Skills Instruction, including job readiness, resume writing, conflict management, communications skills, negotiation skills, reproductive and physical health, stress management, college preparation, home ownership, and financial literacy. The Savannah Impact Program (SIP) provides intensive supervision on Savannah's highest risk probationers, parolees and juveniles. SIP provides employment and training opportunities, educational assistance, and substance abuse and family counseling. The Savannah Chatham County Public School System (SCCPSS) 'Business to School Connections' is designed to generate connections between schools and Chamber of Commerce Business Members. As one example, Gulfstream Aerospace sponsors the Student Leadership Program (SLP) with SCCPSS high schools. SLP is a community initiative designed to equip students with tangible skills that will help them explore options beyond the classroom. Micro business development programs through the Savannah Entrepreneurial Center, the Small Business Assistance Center, and the City's Moses Jackson Advancement Center facilitate the development of an entrepreneur's abilities to operate a business, manage finances and become an economic player in the community. Entrepreneurial training and support, coupled with comprehensive business assistance, provides support for would-be entrepreneurs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The goals and strategies of the Comprehensive Economic Development Strategy were identified to guide economic development activity in the coastal Georgia region and correspond closely with the goals, objectives and strategies in Savannah's Consolidated HCD Plan, particularly the economic development goals, objectives and strategies found in this plan. Goal 1: Market the coastal Georgia region inside Georgia and outside Georgia. Goal 2: Encourage more intergovernmental cooperation between local governments, planning organizations, and economic development agencies including the Coastal

Georgia RDC. Goal 3: Develop long-term plans to guide growth via infrastructure planning, transportation planning and corridor development, public transportation, regional water and sewer provision planning. Goal 4: Develop a competitive workforce by increasing educational opportunities, and implementing key actions regarding workforce changes and development. Undertake activities to develop a qualified, skilled workforce. Goal 5: Stimulate entrepreneurship through start-up businesses, small businesses, and expansion of larger businesses. Goal 6: Integrate the growth of the Georgia ports into regional economic development plans to enhance economic development opportunities for the entire coast.

Discussion

The above initiatives and programs support the City of Savannah's Consolidated Plan and its goal of increased economic self-sufficiency and poverty reduction through small business development and workforce education and training. Each of the initiatives provide opportunities to individuals to receive financial understanding, job readiness skills, employable workforce skills, small business training, and other skills or services. These initiatives and their participants serve to fulfill the targeted goals and outcomes found in the Consolidated Plan and Annual Action Plan.

MA-50 Needs and Market Analysis Discussion

Are there any populations or households in areas or neighborhoods that are more affected by multiple housing problems?

Minority populations, particularly African-American and Hispanic, special needs populations, and renters are more affected by multiple housing problems.

Are there areas in the Jurisdiction where these populations are concentrated?

Areas of low-income concentration are defined as Census tracts in which a majority of households (51% or more) has incomes between 0% and 80% of the median household income for the metropolitan area. This area also contains a majority of the substandard, renter-occupied housing in the City. Areas where more than 50% of households have incomes between 0% and 30% of the median household income are considered extremely low income. For purposes of this plan, any Census tract where more that 60% of the households are African-American, the tract is considered to have an African-American concentration. These areas are based on 2010 Census population figures. These areas generally coincide with the CDBG Local Target Area identified by the City of Savannah.

What are the characteristics of the market in these areas/neighborhoods?

These areas of concentration have significantly older housing stock, a greater population of renter households, a higher percentage of low to moderate income households, generally low adult education levels, and higher proportions of non-family households or individuals living alone. As such, area needs include: residential rehabilitation, including lead paint abatement; access to education, workforce training initiatives and jobs; access to public services; and reliable transportation to area job centers outside of the target area.

Are there any community assets in these areas/neighborhoods?

Assets in these areas of concentration include a strong sense of community among neighborhood residents including many active, organized neighborhood associations. These areas are near the historic core of the city and provide access to nearby job centers in the city's business district and along the Savannah River. The homes in these neighborhoods include housing stock with significant architectural character that is ready for rehabilitation and may be eligible for various incentives. The neighborhoods also typically have compact, walkable street layouts with all the necessary infrastructure in place including sidewalks, water, sewer, electric and access to public transportation. Many of the neighborhoods are listed, or eligible to be listed, in the National Register of Historic Places. This is an honorary designation that confirms the historical significance of a place by the federal government, provides for a review of impacts to historic resources in federal undertakings, and allows private property owners to qualify for state and federal tax incentives on substantial rehabilitation projects.

Are there other strategic opportunities in any of these areas?

The area has a high level of opportunity for rental rehabilitation, increasing the number of accessory dwellings, infill housing development on vacant lots, small business development serving new and existing residents, and infrastructure and community facility improvements designed to retain investment and attract new investment in the area.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Savannah's Consolidated Housing and Community Development Plan (HCD) is a comprehensive plan addressing the City's housing, homelessness, and non-housing community development needs for the five-year period 2013-2017. The strategic plan highlights two targeted geographic areas including the CDBG Local Target Area and the Neighborhood Revitalization Strategy Area. The strategic plan addresses four broad areas: Housing, Homelessness, Economic Development, and Public/Human Services. Anticipated resources include CDBG, HOME, and ESG entitlement funds as well as other federal non-entitlement funds, private investments, City general funds, and other funds to achieve the goals stated in the Consolidated Plan. The City of Savannah will implement its Consolidated Plan through various partners. These partners include several City departments, non-profit agencies, and other governmental agencies. The lead department within the City of Savannah is the Community Planning and Development (CPD) Department. The strategic plan contains goals with performance outcome measures as well as implementation strategies for achieving each of the plan goals within the plan areas of Housing, Homelessness, Economic Development, and Public/Human Services.

Strategic Plan Goals

In the area of quality housing, Housing goals are to seek a city with ample housing in good condition for low-and-moderate income households by: creating 450 units of new, quality, affordable housing, through infill construction, vacant property renovation, and/or adaptive reuse; and substantially improving 700 existing, occupied housing units, including Section 8 units.

In the area of affordable housing, Housing goals are to seek a city in which housing is affordable for both renters and homeowners and the majority of residents are home owners by: assisting 350 low/moderate income households interested in becoming homeowners to achieve home ownership; and assisting 500 prospective and existing renters and/or homeowners in addressing financial, credit or legal issues affecting the ability to rent, purchase or retain a home.

Housing goals in the areas of fair housing and special needs housing are to seek a city in which housing is accessible & available to all persons, including those with special needs, and is compliant with the Fair Housing Act by: performing 100 home modifications to increase accessibility for the elderly and persons living with disabilities; providing supportive or assisted housing services to 200 persons living with HIV or AIDS annually; and ensuring 250 housing seekers and/or housing providers are educated about their rights and responsibilities under the Fair Housing Act annually, including fair housing complaints assistance.

Goals in the area of Homelessness are to achieve a community free of homelessness by: providing outreach services, sheltering and housing assistance to 5,000 person who are homeless or at risk of homelessness; providing supportive housing for 200 homeless persons with long-term problems or special needs annually; and assisting 250 homeless persons access permanent housing, increase incomes and/or attain self-sufficiency.

Public/Human Services goals seek a city with superior public and human services that meet the needs of the community, assist families in becoming economically stable, and enhance the quality of life for all citizens, by: assisting 10,000 residents in addressing individual or family needs and/or increasing capacity to become economically stable through educational advancement, job training, employment, financial education, and asset-building. In the area of business development,

Economic Development goals are to foster a local business economy that is inclusive and provides opportunities for all enterprises by: facilitating the creation or expansion of at least 100 small businesses, inclusive of minority and women-owned businesses; and providing technical assistance, business development training assistance and referral services to 2,500 existing and prospective entrepreneurs.

In the area of corridor revitalization, Economic Development goals are establish physically attractive and economically viable commercial corridors in targeted CDBG neighborhoods by: implementing corridor improvement projects along at least 4 targeted commercial corridors; and facilitating the improvement, renovation, reuse or removal of 60 deteriorated properties from targeted commercial corridors.

In the area of workforce development, Economic Development goals are to develop and sustain a skilled workforce linked to a diverse group of industries by: developing job readiness and workforce skills among 800 unemployed and underemployed residents; creating 200 full-time jobs for low-and-moderate income persons through city-funded loan programs; and facilitating 600 job placements for unemployed or underemployed residents.

SP-10 Geographic Priorities

Geographic Area

1. CDBG TARGET AREA

Local Target area

The CDBG Local Target Area constitutes the Census Tracts that have at least 51% of households earning less than 80% of the City's median income. The City's median income according to the 2010 Census is $33,316; 80% of this total is $26,653. Within the CDBG Target Area, 51% of households are making less than $26,653. The CDBG Target Area is a new area based on 2010 Census data and changing demographics. The plan identifies 17 Census Tracts within the CDBG Target Area. This Target Area is a modified area from the 2008-2012 HCD Plan. Tracts within the CDBG Target Area include tracts 1, 6.01, 11, 12, 15, 20, 21, 23, 28, 33.01, 35.01, 36.01, 37, 44, 101.01, 113, and 114.

The following table gives a cross section of the demographics of this area as a whole. The programs and services described in this plan will be focused in these minority concentrated, low-income neighborhoods, and particularly within the Neighborhood Revitalization Strategy Area where low/moderate income households are over 70% of the total population.

Total Population 37,667

- White 8,348
- Black or African American 27,910
- American Indian & Alaska Native 69
- Asian and Pacific Islander 467
- Some Other Race 246
- Two or More Races 637
- Hispanic or Latino (any race) 929
- Housing Units 17,330
- Vacant Units 3,270
- Households 14,060
- Median Family Income (avg.) $25,807
- Percent in poverty 39.7%
- Less than High School Education 27.3%
- Unemployment 10.2%

Source: 2000 & 2010 US Census & 2006-2010 American Community Survey data.

The identified Local Target Area includes 17 Census Tracts. The Target Area tracts constitute areas

where over 51% of the households are earning 80% or below of the City Median Income. This Target Area is a modified area from the 2008-2012 HCD Plan. Over the last ten years the City of Savannah has seen more Census Tracts that can be considered Low to Moderate Income. Some areas on the south side of Savannah are now considered low and moderate income. Areas of low-income concentration are defined as Census tracts in which a majority of households (51% or more) has incomes between 0% and 80% of the median household income for the metropolitan area. This local target area also contains a majority of the substandard, renter-occupied housing in the City. Consultation with area residents and service providers is consistent with the available data for the target area and confirms that this is a high need area.

Compared with the city as a whole the local target area has a significantly older housing stock, a greater population of renter households, a higher percentage of low to moderate income households, generally low adult education levels, and higher proportions of non-family households or individuals living alone. As such, the area's needs include residential rehabilitation including lead paint abatement, access to education, workforce training initiatives and jobs, access to public services, and reliable transportation to area job centers outside of the target area.

The target area has a high level of opportunity for rental rehabilitation, increasing the number of accessory dwellings, infill housing development on vacant lots, small business development serving new and existing residents, and infrastructure and community facility improvements designed to retain investment and attract new investment in the target area.

Sufficient funding is the greatest barrier to potential improvements in housing and economic development in the target area. Other barriers include regulatory barriers to new development, the cost of land for development, the cost of updating antiquated infrastructure, and ongoing development trends along city and region's periphery.

2. CITY OF SAVANNAH NRSA

Strategy area

The City is proposing an amended Neighborhood Revitalization Strategy Area (NRSA) in accordance with the terms of 24 CFR 91.215(e) (2) and CPD Notice 96-01. This area comprises those census tracts and neighborhoods where measures of income, employment, housing standards, public safety, and other neighborhood quality benchmarks lag furthest behind city-wide averages and where significant opportunities for revitalization exist. It is within this area that the City is most actively engaged in creating partnerships with residents and other stakeholders in an attempt to create the conditions needed for comprehensive neighborhood revitalization. The City affirms that the boundaries will not change for the next five years. The proposed NRSA comprises Census Tracts 1, 6.01, 11, 12, 15; 20-23,

26, 27, 33.01, 101.01, and 112-114, 116.

The NRSA is an area of nearly 80% minority concentration and almost 20% of homes are vacant. Nearly 40% of the area residents live below poverty, more than 1 in 4 adults have less than a high school education, and nearly 1 in 10 civilian adults are unemployed. Within the NRSA, some Census tracts have significantly higher numbers than those of the area as a whole.

Total Population 47,182

- White 10,081
- Black or African American 35,183
- American Indian & Alaska Native 91
- Asian and Pacific Islander 594
- Some Other Race 404
- Two or More Races 829
- Hispanic or Latino (any race) 1,237
- Housing Units 21,593
- Vacant Units 4,042
- Households 17,551
- Median Family Income (avg.) $29,308
- Percent in poverty 39.6%
- Less than High School Education 26.1%
- Unemployment 9.6%

Source: 2000 & 2010 US Census & 2006-2010 American Community Survey data.

The identified NRSA includes 16 Census Tracts and portions of 3 other tracts. The NRSA tracts constitute an area where over 70% of the households qualify as low or moderate income households in the Savannah Metropolitan Area. Consultation with area residents, businesses, and service providers is consistent with the available data for the NRSA and confirms that this is a high need area. The community needs survey conducted as part of the HCD Consolidated Plan process included neighborhoods within the designated NRSA. Residents, property owners, business owners, social service providers, and other agency staff identified the following needs as the highest priorities. Housing

- Energy efficiency home improvements
- Home repair and rehabilitation assistance
- Home modifications for disabled persons
- Affordable housing

- Homebuyer education/housing counseling

Neighborhoods

- Blight reduction/neighborhood beautification
- Street and sidewalk improvements
- Community activities
- Public Safety enforcement/awareness
- Property/building code enforcement

Human Services

- Youth Services (mentoring, tutoring, counseling)
- Senior/special needs services
- Health services (physical, mental, substance)
- Adult education (tutoring, assistance)
- Financial training/counseling

Economic Development

- Job development/job creation
- Job training and employment assistance programs
- Public transportation to job centers
- Small business training
- Small business loans

Priority needs identified in through data analysis, consultation and the citizen participation process was instrumental in creating goals and strategies found within the five year Consolidated Plan.

Compared with the city as a whole the Neighborhood Revitalization Strategy Area has a significantly older housing stock, a greater population of renter households, and a higher percentage of low to moderate income households, generally low adult education levels and higher proportions of non-family households or individuals living alone. As such, the area's needs include: residential rehabilitation including lead paint abatement; access to education; workforce training initiatives and jobs; access to public services; and reliable transportation to area job centers outside of the target area. Several traditional neighborhood commercial corridors are located in the revitalization area. These corridors provide local commercial options and employment opportunities. However, significant and ongoing disinvestment along these corridors has led to a high level of blight. Commercial buildings within these areas are often in an advanced state of neglect and disrepair. Further many structures are vacant or underutilized and do not provide viable commercial or service options for the residents of

the area.

The NRSA has a high level of opportunity for rental rehabilitation, increasing the number of accessory dwellings, infill housing development on vacant lots, small business development serving new and existing residents, and infrastructure and community facility improvements designed to retain investment and attract new investment in the target area. Targeted corridor improvements have the potential to increase area investment, economic development, and resident quality of life. Several ongoing revitalization projects within the NRSA have the potential to serve as a catalyst for further improvement in the area. These include the Sustainable Fellwood community being developed along West Bay Street and the Savannah Gardens community being developed along Pennsylvania Avenue on the area's east side.

Sufficient funding is the greatest barrier to potential improvements in housing and economic development in the target area. Other barriers include regulatory barriers to new development, the cost of land for development, the cost of updating antiquated infrastructure, and ongoing development trends along the city and region's periphery. Further, public perception of new housing styles, neighborhood densities, and past neighborhood conditions also may be a barrier to revitalization of the area.

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City of Savannah has identified its local target area and strategy areas based on the most recent Census data available. Compared with the city as a whole the local target area has a significantly older housing stock, a greater population of renter households, a higher percentage of low to moderate income households, generally low adult education levels, and higher proportions of non-family households or individuals living alone. The area's needs include residential rehabilitation including lead paint abatement, access to education, workforce training initiatives and jobs, access to public services, and reliable transportation to area job centers outside of the target area.

The target areas have a high level of identified need and a high level of opportunity for rehabilitation, reinvestment, and revitalization. As such, the CDBG Local Target Area is the priority area for the allocation of investments.

SP-25 Priority Needs

Priority Needs

Priority Need Name	Priority Level	Population	Goals Addressing
Public/Human Services	High	Extremely Low Low Moderate Middle	Public/Human Services
Homelessness	High	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth	Homelessness
Quality Housing	High	Extremely Low Low Moderate	Quality Housing
Affordable Housing	High	Extremely Low Low Moderate	Affordable Housing
Fair Housing and Special Needs	High	Extremely Low Low Moderate Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Fair Housing & Special Needs

		Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families	
Business Development	High	Extremely Low Low Moderate Non-housing Community Development	Business Development
Corridor Revitalization	High	Extremely Low Low Moderate Non-housing Community Development	Corridor Revitalization
Workforce Development	High	Extremely Low Low Moderate Non-housing Community Development	Workforce Development

Table 47 – Priority Needs Summary

Narrative (Optional)

Existing needs in Savannah are largely driven by current difficulties in the housing market, limited opportunities in employment sectors, and shifting population trends. While the City of Savannah had its first period of population growth in decades, its growth rate continues to be outpaced by regional population growth. While growth continues the poverty rate has stayed over or around 20% for several consecutive decades. In 2010, the poverty rate increased by 2% to 23.8%, evidence of a growing need for sufficient and sustainable household income. Affordability of housing continues to be a major issue in Savannah, especially for minority households, special needs populations, and female headed households. Increasing numbers of households are cost burdened, meaning they pay greater than 30% of income on housing expenses. Within the housing market the age of available homes, and more significantly the high level of deferred maintenance, often leaves only substandard housing available for low and moderate income households. This is particularly true within the rental housing market and for elderly home owners or homeowners with disabilities. The needs of Public Housing residents and Housing Choice voucher holders include the challenge of paying for other critical needs such as childcare, transportation, job training and job readiness limit the dollars available to securing safe, decent and affordable housing in Savannah for low and moderate income persons and families. There

were 6,466 documented and confirmed episodes of homelessness in 2011. Of the 4,202 unduplicated persons served in shelters, there were approximately 56% men, 26% women, and 18% children. There were at least 44 additional persons who received some type of service, but remained living in places not meant for human habitation, i.e. under bridges, in the woods, in cars, etc. (CSAH 2011 Homeless Count). Labor market difficulties have led to increasing unemployment as well as underemployment for many skilled workers. Along with increased unemployment and greater competition for jobs, there has also been in increase an individuals leaving the labor force altogether, particularly low and moderate income workers. At the same time, many individuals in the local labor force are under skilled for the available jobs in local manufacturing and other knowledge based jobs. Numerous public and human services needs were identified by staff, community partners, and residents. The needs of youth and persons with special needs are issues raised by numerous service providers and community residents. Youth services for counseling, mentoring, after-school programs, and academic assistance are some of the most cited services needed. Services for persons with special needs, including the elderly, persons with disabilities, veterans and others, are also services that are in great need. Access to home based services, transportation, food programs, and recreation services are in high demand. Among working age adults, adult academic assistance and GED assistance are services needed to increase the employability of adults in the workforce. Additional areas of economic need cited by residents and service providers are for financial literacy and money management education, accessible job training, employment assistance programs, and better transportation or transportation assistance to available jobs and job centers. Long term economic trends are changing the types of jobs available and the skills necessary to compete for them. Other needs impacting the local community include the continued waiting lists for public housing, increasing demand for housing assistance and homelessness prevention, growing needs for improved public infrastructure including water, sewer and transportation infrastructure, and the continued need to reduce the negative impact of blighted conditions on low and moderate income communities.

SP-30 Influence of Market Conditions

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	Competition with foreclosure market, tighter access to credit for low-income homebuyers, contracted labor market that incentivizes the mobility of the rental market.
Rehabilitation	Increased need with continued growth of the Savannah rental market, with particular respect to investor properties purchased form short sales and foreclosures, but with many items needing minor to major repair.
Acquisition, including preservation	Increasing price of land as student housing, population growth and urban revitalization continue to inflate land values.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources

Introduction

The table below shows other sources of funds that the City expects to have available and administer for housing and community development activities in 2013. It includes capital expenditures, grants to other agencies, housing rehabilitation, and economic development. It does not include funds shown in prior years' HCD Plans, although several multi-year grants awarded in previous years are still being drawn down. Nor does it show the City's annual operating costs for maintaining services that are vital to the Plan, such as Leisure Services and Community Services.

CDBG, ESG, and HOME funds play a vital role in leveraging these funds, including private funding for housing rehabilitation. Additionally, CDBG and HOME funds are used to leverage large amounts of volunteer efforts in housing repair and construction programs carried out in partnership with organizations such as World Changers, Group Work Camp, and Habitat for Humanity.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,111,891	455,192	0	2,567,083	9,508,217	Funds will be used for Housing activities, Public Service Programs and Economic Development activities.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily	676,974	572,000	0	1,248,974	4,995,896	Down payment assistance, construction financing

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
		rental new construction Multifamily rental rehab New construction for ownership TBRA						
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	208,518	0	141,347	349,865	834,072	208518 represents the City's projected ESG Allocation. $141,347 is the amount of unobligated 2012 funds and 2nd Round 2011 ESG made available to the City in 2012.
General Fund	public - local	Public Improvements	0	0	0	0	800,000	Water's Avenue Corridor Revitalization: $800,000
LIHTC	public - federal	Other	0	0	0	0	0	Low-income Housing Tax Credits for housing development projects. Funds

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
								will be used to create new affordable rental units. It is expected that the City will invest $5-$6 million, in order to leverage $60,-70 in development with its development partners.
Other	private	Economic Development	219,792	0	0	219,792	879,168	SBAC: SBA 504 projects (funded)SBAC: Small Business Loans (funded) using CDBG and SBA guarantees
Other	public - federal	Economic Development	223,470	0	0	223,470	569,102	SBAC: HUD SPG and EDA RLF small business loans
Other	public - federal	Other	1,984,403	0	0	1,984,403	7,937,612	SBAC: EDA, HUD SPG, and Section 108 small business loan repayments. Section 108 program income from small business

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
								loans, used to repay the City's Section 108 Loan.
Other	public - federal	Public Services Rental Assistance Other	318,325	0	0	318,325	1,273,300	HOPWA funds provides permanent supportive housing and supportive services for low-income persons (HOPWA-defined as 80% Median) living with HIV/AIDS and their impacted family members. One HOPWA-Competitive renewal grant is $269,278 and the other is $685,696, for a total of $954,974 over a three year period or $318,325 annually.
Other	public - state	Homeowner rehab Housing	1,200,000	0	0	1,200,000	900,000	The City of Savannah is an implementation

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
		Multifamily rental rehab Other						partner of the Georgia Lead Hazard Control Program and expects to improve buildings and remove lead hazards from 75 units of low- to moderate income housing, both rental and owner occupied. As part of the grant agreement for the $2.1 million, the City of Savannah has pledged a $350,000 cash match.
Other	public - local	Housing Multifamily rental new construction Multifamily rental rehab	150,000	0	0	150,000	450,000	The City of Savannah is in the process of funding and implementing a locally funded Affordable Housing Fund. While the process is

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
								formative, the City anticipated the potential use of $450,000 for the development, rehabilitation and preservation of affordable housing of owner-occupied and rental housing units.

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Based upon past history, federal funds used to create, retain, construct, and repair privately owned housing are expected to leverage equity from the sale of low income housing and historic tax credits, bank financing, Federal Home Loan Bank grants/loans, foundation grants, State grants, investor/participant cash, establishment of employer assisted down payment assistance home purchase program with area employers, the value of volunteer labor used to reduce the cost of repairing homes when using contractors, City of Savannah infrastructure improvements that support the development and lower the cost of creating new housing, and the establishment and growth of a local housing trust fund. During the past decade, CDBG and HOME funds have accounted for approximately 19% of City supported housing investment while private and other leveraged investment has accounted for about 81% of this investment.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City will continue to use its general fund property acquisition account to acquire properties directly in support of its affordable housing and neighborhood revitalization initiatives. Federal funds will, typically, not be used to acquire property and property acquired will, typically, be vacant, dilapidated, and/or derelict. This property is likely to be identified during the urban redevelopment plan planning process in Neighborhood Renaissance Savannah neighborhoods. The Savannah-Chatham Land Bank Authority will likely be a partner in property acquisition and disposition.

Discussion

Emergency Solutions Grant Subrecipients are required to match 100 percent of their grant requests, which can include cash resources provided any time after the start date of the contract. Match contribution must meet all requirements that apply to ESG funds, and must be expended in accordance with the regulatory guidance. Matching requirements must be documented and reviewed by City staff during financial monitoring visits.

SP-40 Institutional Delivery Structure

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Chatham Savannah Authority for the Homeless	Non-profit organizations	Homelessness	Jurisdiction
Housing Department City of Savannah	Government	Ownership	Jurisdiction
Housing Department City of Savannah	Government	Rental	Jurisdiction
Housing Authority of Savannah	PHA	Public Housing	Jurisdiction
Community Planning & Development Department - City of Savannah	Government	Non-homeless special needs	Jurisdiction
Community Planning & Development Department - City of Savannah	Government	neighborhood improvements	Jurisdiction
Community Planning & Development Department - City of Savannah	Government	public services	Jurisdiction
Community Planning & Development Department - City of Savannah	Government	Economic Development	Jurisdiction
Community Planning & Development Department - City of Savannah	Government	Planning	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Savannah will implement its Consolidated Plan through various partners. These partners include several City departments, non-profit agencies, and other governmental agencies. Many of the non-profit organizations that are located in Savannah focus on one specific area. Many of these agencies assisted the City in preparing the plan by providing technical assistance in their area of expertise. The lead department within the City of Savannah is the Community Planning and Development (CPD) Department. This department is responsible for leading the Consolidated Planning process and developing the Annual Action Plans. CPD also is responsible for compiling the Annual Performance Reports and developing the criteria for awarding the grant money to various agencies within the city. The Housing Department is responsible for implementing the Housing Program for the City. They use HOME and CDBG monies to improve the quality of Savannah's housing stock. They work with various partners including private industry and volunteer organizations to accomplish the housing goals. The City of Savannah has a strong working relationship with its partner agencies. These organizations work with the public to deliver the services that they have stated in their contracts. The City of Savannah maintains regular and ongoing contact with plan partners and funded agencies to ensure open communication and ongoing collaboration occurs throughout the planning and implementation phases of the Consolidated Plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	

Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Through the CoC's existing collaborative and partnerships, homeless persons will be connected to prevention, outreach, and supportive services. While the following list is not all-inclusive, it describes the many partners and services within the service delivery system.

1. Referrals will be made to emergency shelters such as the Salvation Army, Union Mission, and Inner City Night Shelter to keep applicants off the streets.
2. Hotel/motel vouchers will be utilized when necessary, especially for intact households with two-parents or women with sons who are above the age limit to be accommodated in a women's dorm.
3. Referrals to congregate feeding sites such as the Salvation Army, Social Apostolate and the Emmaus House will ensure that no one goes hungry.
4. Referrals will be made to Wesley Community Center, EOA, and the Social Apostolate for grocery assistance.
5. Case managers will connect families to Wesley Community Center and DFCS for child care assistance
6. Persons in need will be enrolled in Life Skills training through the Homeless Authority or for job training through the Employment and Training Center of Union Mission, Inc.
7. Persons in need will receive clothing vouchers to be utilized at the Salvation Army and bus tickets for transportation.
8. Participants will be guided to DFCS, the Social Security Administration, and DOL so that they may be processed for eligible services (mainstream benefits) including food stamps, TANF, childcare, social security benefits, unemployment benefits, etc.
9. CoC participants will work with HAS to get eligible participants into housing as possible.
10. CoC participants will work to ensure that veterans receive eligible services
11. CoC participants will work with Union Mission's JC Lewis Health Center
12. CoC participants will work with the three providers of behavioral health services including Savannah Counseling, Recovery Place, and American Work.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strength of the service delivery system is its wide reach into the homeless community through intense field outreach, successful partnership with service providers, and comprehensive service provision to persons experiencing homelessness. The most significant gap within the service delivery system, particularly dealing with special needs populations, is the difficulty of providing services to persons unable or unwilling to enter available programs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Savannah, the Continuum of Care, and other partner agencies and organizations will work to identify solutions to close gaps in the service delivery system, particularly towards addressing priority needs of homelessness outreach and prevention.

SP-45 Goals Summary

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Public/Human Services	2013	2017	Non-Housing Community Development	CDBG TARGET AREA	Public/Human Services	CDBG: $1,383,020	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
Homelessness	2013	2017	Homeless	CDBG TARGET AREA	Homelessness	CDBG: $169,625 ESG: $1,183,937	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted Homeless Person Overnight Shelter: 5000 Persons Assisted Homelessness Prevention: 1000 Persons Assisted
Quality Housing	2013	2017	Affordable Housing	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Quality Housing	CDBG: $4,186,030 HOME: $5,044,870	Other: 1150 Other
Affordable Housing	2013	2017	Affordable Housing	CITY OF SAVANNAH	Affordable Housing	CDBG: $800,000	Public service activities other

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
				NRSA CDBG TARGET AREA		HOME: $1,200,000	than Low/Moderate Income Housing Benefit: 500 Persons Assisted Direct Financial Assistance to Homebuyers: 350 Households Assisted
Fair Housing & Special Needs	2013	2017	Affordable Housing Non-Homeless Special Needs	CDBG TARGET AREA	Fair Housing and Special Needs	CDBG: $455,645 OHHLHC: $0	Public service activities other than Low/Moderate Income Housing Benefit: 1250 Persons Assisted HIV/AIDS Housing Operations: 200 Household Housing Unit Other: 100 Other
Business Development	2013	2017	Non-Housing Community Development	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Business Development	CDBG: $2,348,390 Non CDBG Program Income (Section 108 Program): $0	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted Businesses

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
							assisted: 100 Businesses Assisted
Corridor Revitalization	2013	2017	Non-Housing Community Development	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Corridor Revitalization	CDBG: $2,732,590 General Fund: $800,000	Other: 64 Other
Workforce Development	2013	2017	Non-Housing Community Development	CDBG TARGET AREA	Workforce Development	Non CDBG Program Income (Section 108 Program): $9,750,000	Public service activities other than Low/Moderate Income Housing Benefit: 1400 Persons Assisted Jobs created/retained: 200 Jobs

Table 52 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The estimated number of extremely low-income, and moderate-income families to benefit from affordable housing is 210.

SP-50 Public Housing Accessibility and Involvement

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of Savannah maintains the number of handicap accessible units at 5% and the number of hearing and visually-impaired units at 2% of its total housing inventory.

Activities to Increase Resident Involvements

The Housing Authority has active Residents Associations in all of its neighborhoods, and an impressive community resident organization, Neighborhood Residents at Work, Inc., that participates and organizes resident events and fundraisers throughout the year. All associations meet on a monthly basis. The Family Self-Sufficiency Program also maintains an active calendar of job training and educational activities for residents. The Neighborhood Resource Center, named after former Executive Director Richard W. Collins (1944-2009), is a state of the art facility dedicated to providing educational opportunities for the adult life-long learner in literacy, job training, and enrichment. All programs in the Housing Authority of Savannah Neighborhood Resource Center are free to the public. There are training rooms, conference rooms, and small group meeting rooms. The space includes a computer lab with free internet access that is available to the public for workforce and education purposes only, Monday thru Friday 3:00 pm- 4:30 pm. Although the center was specifically designed to address the needs of adult residents, HAS does offer opportunities for youth ages 12-18 to utilize the computer lab for homework assistance and enrichment, Tuesdays and Thursdays from 3:00-4:30 pm. Savannah Technical College also provides GED classes throughout the week, with a permanent dedicated classroom onsite.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing

Barriers to Affordable Housing

The cost of housing and incentives to develop, maintain and improve affordable housing are all affected by public policies. The Mayor and Aldermen and City administration realize that public policies can, sometimes, contribute to increased housing costs and become barriers to affordable housing. As a result, the Mayor and Aldermen joined HUD's National Call to Action for Affordable Housing Through Regulatory Reform initiative by passing a Resolution in June 2007 and by creating the Affordable Housing Task Force to identify local, state and federal regulatory barriers and solutions. The Task Force completed its work in 2008.

The City of Savannah completed its most recent Analysis of Impediments to Fair Housing in December 2010. Local, state and federal regulatory reform could help remove barriers and help narrow the gap between low incomes and housing costs. Several local barriers that impact the development, retention and occupation of affordable housing include:

- Zoning and subdivision regulations - Suburban derived zoning and subdivision regulations have incentivized larger lots with larger public rights-of-way. This limits density and drives up the price of developed residential real estate.
- Inclusionary zoning- No local policies exist which would mandate or incentivize affordable housing development alongside large-scale residential development projects.
- Property taxes - Punitive tax rates on affordable housing developed with public subsidy is not taxed at the rate the developer agrees to rent it at, but rather, the market rate. This creates a disproportionate tax to the actual value of the property and makes it harder for owners to maintain the property.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Consolidated Plan outlines several goals in the areas of quality housing, affordable housing, and fair housing & special needs housing. Strategies to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing are below.

To have a city with ample housing in good condition for low-and-moderate income households, over the next five years the City of Savannah will fund and/or support the following seven strategies:

- Acquire and develop vacant, underutilized or substandard property into affordable, quality housing
- Install/Improve public infrastructure necessary to support affordable housing development
- Implement volunteer-based home improvement initiatives year-round for the elderly/disabled
- Provide deferred, forgivable loans and grants to low-income homeowners for home repairs

- Provide legal assistance to low-income homeowners to resolve property title disputes
- Develop affordable rental housing repair programs to assist landlords and developers
- Access Georgia Department of Public Health programs to address lead paint hazards, increase energy efficiency, and increase indoor air quality

To have a city in which housing is affordable for both renters and homeowners and the majority of residents are home owners, over the next five years the City of Savannah will fund and/or support the following six strategies:

- Work with private lenders, non-profit, and for-profit developers to develop affordable rental and homeowner housing
- Assist qualified home buyers with down payment, closing cost, and gap financing assistance when needed.
- Work with new home buyers to address housing concerns that arise within the first 6-24 months after purchase.
- Connect down payment assistance to homeownership counseling, as an incentive to address credit issues.
- Seek federal, state, charitable and private lending opportunities, including the low-income housing tax credit program, to fund affordable housing initiatives
- Seek State legislative support for: Expanding Local Housing Fund uses through the State Housing Trust Fund; Using development impact fees to support local housing funds or develop affordable housing; and, Allowing municipalities to require housing developments to reserve a portion of units for affordable housing or pay linkage fees to a local housing fund for the same purpose.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Savannah's Analysis of Impediments to Fair Housing and consultation from housing service providers, social service agencies, realtors and other housing industry professionals identified barriers to fair housing and suggested multiple policy recommendations to reduce barriers to housing. To have a city in which housing is accessible & available to all persons, including those with special needs, and is compliant with the Fair Housing Act, over the next five years the City of Savannah will fund and/or support the following eight strategies:

- Provide accessibility modifications, housing, and supportive services for special needs populations
- Implement fair housing education and outreach activities to housing seekers, lenders, property managers and other real estate professionals to include workshops, websites and public events.
- Expand home buyer education classes to include fair housing education.
- Provide fair housing counseling to targeted, higher-risk populations and advocacy and investigation services to individuals to resolve fair housing complaints.
- Help to remediate lead exposure risks in residences of young children.

- Annually review City-funded affordable housing programs to ensure participation among protected classes and outreach to under-served population to increase awareness about available programs.
- Ensure Continuum of Care participants develop policies and procedures to ensure fair housing compliance.
- Support adoption of a Unified Zoning Ordinance which expands the number of residential zoning districts that permit accessory dwellings.

SP-60 Homelessness Strategy

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Outreach and coordinated case management will be located at multiple sites in the community, and individuals and families experiencing homelessness will be able to access services in a number of ways. Outreach services will be available at the Homeless Authority and in the community, including places not meant for human habitation. Case managers are out-stationed at SAFE SHELTER (a domestic violence shelter for women and children), The Salvation Army (an emergency and transitional shelter for men, women, and children), Interfaith Hospitality Network (a faith-based network for families with children), Union Mission, Inc. (emergency shelter, transitional and permanent housing sites for individuals and families), and EOA Thomas Austin (transitional housing for families with children). All participants will be residents of one of the facilities and provided intake, assessment, basic shelter services, referrals and linkages to other needed community support services, life skills training, referral to the Employment and Training Center, and other case management services. Three Census tracts, CT 101.01, CT 1, and CT 18, house the majority of the homeless shelters. Each of these is included within the CDBG Local Target Area. Staff stationed on-site at each of these facilities has 'captive' participants as each resident is required to work with case managers to comply with residency requirements. The outreach manager will make referrals to case managers from the contacts he makes while in the field. He will also distribute flyers describing available services while in the community. In addition, referrals will be made from service providers located in the targeted Census tracts, including the Social Apostolate, J.C. Lewis Health Center, the Savannah/Chatham Police Department, Curtis V. Cooper Health Center, and the Department of Family & Children Services. The agency will also be proactive and utilize assertive community outreach to reach those normally resistant to seeking services. An annual resource fair sponsored by the Homeless Authority (along with the Salvation Army and the Dublin Veteran's Administration) with participation from Continuum of Care service provider agencies will also generate clients from these Census tracts. The resource fair will be advertised through various forms of media.

Addressing the emergency and transitional housing needs of homeless persons

The initial step in the Homeless Continuum of Care is contact with the Homeless Authority outreach manager. Approximately 90% of his time is spent in the field at various feeding or clothing sites, city squares, and street/alley locations throughout the city. Referrals are made from other community service providers such as Social Apostolate, Georgia Regional, J.C. Lewis Health Center, The Savannah/Chatham Police Department, Curtis V. Cooper Health Center, the Department of Family and Children Services, as well as self-referrals (persons facing eviction or living in condemned housing). The outreach manager initiates conversation and offers assistance with shelter and basic necessities. A brief intake and assessment determines which of the available services are most appropriate and desirable to the client. If the person agrees to participate in services, the outreach manager calls the location and schedules an immediate meeting with the case manager for a full intake; he then delivers the

person/family to that location. Participants reside in one of the community shelters and are provided intake, assessment, basic shelter services, referrals and linkages to other needed community support services, life skills training, referral to the Employment and Training Center, and other case management services. Some of the Homeless Authority's responsibilities are: coordinate case management services delivery, increase and strengthen linkages and referral information, assure the availability of services and referral information, lessen/avoid duplication of services and documentation, address systemic barriers to services, and evaluate the effectiveness of services through centralized data collection and analysis and act on the results of those evaluations. In addition, the program provides a uniform life skills curriculum for all individuals and families in shelter. It is understood that participants do have the right to self-determination, and they are always involved in the decision-making process; however, those experiencing homelessness are assisted by and benefit from the services described above in the following manner: staff aids clients in setting priorities and service providers assist them in obtaining specific goals as outlined in the participant's individual service plan (ISPs). ISPs include goals for obtaining and maintaining housing, income/employment, education, health care (both mental and physical) and other issues as needed. Such an approach enables individuals and families experiencing homelessness to move to permanent housing and self-sufficiency. Program participants are positively impacted in a number of ways. Those who need to find employment and possess the necessary job skills but lack childcare are referred to the Department of Family & Children Services to access monetary assistance for childcare expenses so that they could obtain employment; those suffering from mental health issues that prevent them from maintaining their own household are referred to the local providers of behavioral health services including Savannah Counseling Services, Inc., Gateway, American Work Inc., and RP Community Services for assessment and possible medication to stabilize their condition. Conceivably, if these medical conditions were stabilized, it would allow clients to obtain and maintain permanent housing. Those with no income, because they lack the marketable skills to obtain employment, are referred to the Employment and Training Center for job training and job search assistance and the Authority's Life Skills Coordinator, which would lead to employment. With the assistance of the Homeless Authority's staff, barriers are eliminated, duplication of service delivery is lessened/eliminated and appropriate referrals and linkages are made that will allow program participants to eliminate impediments to independence and self-reliance.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Savannah will provided Emergency Solutions Grant funding to Continuum of Care partner agencies and registered users of the Homeless Management Information System (HMIS) for the following rapid re-housing activities:

- Housing relocation and stabilization services
- Short-and/or medium-term rental assistance as necessary to move individuals or families into permanent housing and achieve stability in that housing.
- Utilities, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, and credit repair.

Through the Continuum of Care, to provide housing-related assistance, rapid re-housing monies will provide resources (financial, case management, legal) to assist persons who are recently homeless to be relocated to adequate housing and return to self-sufficiency. Eligible participants would be those who have recently become homeless due to current economic conditions, and households which lack resources needed to obtain immediate housing. The funding will provide temporary support as participants are linked to community resources and mainstream benefits. Program participants will work with the case management component to develop a plan to prevent future housing instability.

Through an initial intake/assessment process, case managers would qualify and quantify the needs of applicants. Staff would determine the level of assistance required to re-house an applicant who has recently become homeless. An individualized plan will be developed for qualified applicants.

Some individuals and/or families may only require brief counseling and referral resources to the services they need such as housing availability. Applicants may require assistance in identifying decent, affordable housing and moving assistance while others might require help over a number of months, such as help with finding new employment, and/or upgrading education or employment skills, rental assistance, etc.

Through the existing collaborative and partnerships, applicants will be connected to the services critical to rapid re-housing. Examples include:

- Referrals to emergency shelters such as the Salvation Army, Union Mission, and Inner City Night Shelter to keep applicants off the streets.
- Hotel/motel vouchers will be utilized when necessary, especially for intact households with two-parents or women with sons who are above the age limit to be accommodated in a women's dorm.
- Referrals to congregate feeding sites such as the Salvation Army, Social Apostolate and the Emmaus House will ensure that no one goes hungry.
- Referrals to Wesley Community Center, EOA, and the Social Apostolate for grocery assistance.
- Case managers will connect families to Wesley Community Center and DFCS for child care assistance
- Enrollment in Life Skills training through the Homeless Authority or for job training through the Employment and Training Center of Union Mission, Inc.

- Providing clothing vouchers to be utilized at the Salvation Army and bus tickets for transportation.
- Guiding participants to DFCS, the Social Security Administration, and DOL to be processed for eligible services including food stamps, TANF, childcare, social security benefits, unemployment benefits, etc.
- Working with HAS to get eligible participants into housing as possible.
- Working with the VA to ensure that veterans receive eligible services
- Working with Union Mission's JC Lewis Health Center
- Working with providers of behavioral health services including Savannah Counseling, Recovery Place, and American Work.

This list is not all-inclusive.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of Savannah will provided Emergency Solutions Grant funding to Continuum of Care partner agencies and registered users of the Homeless Management Information System (HMIS) for the following homeless prevention activities:

- Housing relocation and stabilization services
- Short-and/or medium-term rental assistance as necessary to prevent the individual or family from becoming homeless
- Utilities, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, and credit repair.

Homeless prevention funding will provide resources (financial, case management, legal) to assist persons at risk of becoming homeless to remain in housing and ultimately, return to self-sufficiency. Eligible participants would be ones who, but for this assistance, would be homeless and the households which lack the financial resources and support systems needed to remain in its existing housing. This funding will provide temporary support and housing stabilization as program participants are linked to community resources and mainstream benefits. Program participants will work with case management to develop a plan to prevent future housing instability. Through an initial intake/assessment process, case managers would qualify and quantify the needs of applicants. Staff would determine the level of assistance required to keep an applicant housed. An individualized plan will be developed for qualified applicants that address each unique situation. Some individuals and/or families may only require brief

counseling and referral resources to the services they need, such as mediation with a landlord. Such a need might only require a single meeting and not an ongoing case management relationship. Another applicant may have lost a job and cannot readily find another one, their rent may be in arrears, and the help they may require might extend over a number of months, such as help with finding new employment, upgrading education or employment skills, rental assistance, or other needs.

Through the existing collaborative and partnerships, applicants will be connected to the services critical to keeping them housed. Examples of this include:

- Referrals will be made to Wesley Community Center, EOA, and the Social Apostolate for grocery assistance.
- Case managers will connect families to Wesley Community Center and DFCS for child care assistance
- Enrollment in Life Skills training through the Homeless Authority or for job training through the Employment and Training Center of Union Mission, Inc.
- Clothing vouchers to be utilized at the Salvation Army and bus tickets for transportation.
- Connecting participants to DFCS, the Social Security Administration, and DOL so that they may be processed for eligible services (mainstream benefits) including food stamps, TANF, childcare, social security benefits, unemployment benefits, etc.
- Working with the VA to ensure that veterans receive eligible services
- Working with Union Mission's JC Lewis Health Center
- Working with the three providers of behavioral health services including Savannah Counseling, Recovery Place, and American Work.

This list is not all-inclusive. Throughout the process, a case manager will meet with the program participants to ensure that they are meeting program goals and working toward household stabilization and independent living.

Discharge Planning Protocols

Discharge Planning Protocols at the state level establish policies to avoid homelessness for persons after being discharged from a publicly funded institution or system of care. If a youth in care reaches 18 and is unable to transition to independent living or be reunited with their family, they have the option of signing a 'Consent to Remain in Foster Care'. This allows the youth to stay in the foster care system until such time that they are able to live independently or until the time that they are 24 years of age. In addition, youth in foster care are assigned an Independent Living Coordinator and work with staff to develop a Written Transitional Living Plan. The Money Follows the Person Initiative (MFP) is a five-year grant award that was made available as part of the Federal Deficit Reduction Act of FY 2006. The grant is designed to shift Medicaid Long-Term Care from its emphasis on institutional care to home and community-based services. MFP uses home and community based Medicaid waiver services and 'one-time' transition services to help people resettle in the community. MFP is a joint effort between the

Department of Community Health (DCH) and the Department of Human Resources (DHR) to transition 1,312 consumers from institutional settings to a community setting. Through MFP, the state will establish a seamless information and referral process, transition coordinators, support services to ease transition, transition peer counseling and increased availability of affordable housing and transportation. The target populations include: older adults, adults and children with physical disabilities and/or Traumatic Brain Injury, and adults or children with mental retardation and/or developmental disabilities. The goals are to transition individuals from nursing facilities, hospitals and/ or Intermediate Care Facilities for Mental Retardation (ICF-MR) to qualified community residences and rebalance the long-term care system by offering enhanced transition services for 12 months for qualified persons transitioning from a qualified institution to a qualified community-setting.

Continuity of Care

The Continuity of Care Transition Planning Guidance is provided to all state mental health hospitals. The hospitals are asked to develop a Transition Plan for all individuals being discharged, which addresses multiple areas including housing and residential supports. Case Expediters work with consumers who have support needs that warrant additional resources. Staff conduct assessments to identify those individuals that are at risk of readmission, including whether or not they have been or will be homeless. Staff and community providers identify services that will address these needs and determine how services will be made available. Transition planning begins at admission, including linking individuals up with community based service providers. Regional coordinators oversee the Continuity of Care planning and assure that collaboration is occurring between hospitals and community based providers. The State is also finalizing the Transition Planning Protocol for those individuals that are on the Mental Health Olmstead List. Any individual that has been hospitalized more than 60 days and is considered appropriate for discharge is placed on the Mental Health Planning List. No person on this list is discharged without an appropriate Person Centered Transition Plan that provides for the individuals receipt of appropriate community services. The State monitors performance measures that track the quality and consistency of the transition planning process. An individual is only eligible to receive parole from the State of Georgia Board of Pardons and Parole if they have an approved residence plan which has been verified by a parole staff member. The residence must be considered stable and suitable. A homeless shelter is not considered to be a valid residence; therefore, no individual is released on parole directly to a homeless facility or to homelessness. In order to facilitate the transition of individuals that are eligible for parole but lack a residence, the Reentry Partnership Housing Program was formed. This program is a collaborative effort between the State Board of Pardons and Parole, the Department of Corrections and the Department of Community Affairs. The program provides participating organizations with short term financial assistance in exchange for the provision of stable housing and food. In addition to the Reentry Partnership Housing Program, the Department of Corrections has several reentry initiatives for individuals that are maxing out of prison. There are four Pre-Release Centers throughout the State which address the reentry needs of offenders who have two years or less to serve. These centers focus on locating suitable housing and meaningful work upon discharge. The

Department of Corrections also has a Faith and Character Based Initiative which matches ex-offenders with faith based organizations that assist the individual with housing and mentoring upon release.

Strategies

To have a community free from homelessness, over the next five years the City of Savannah will fund and/or support the following seven strategies:

- Street outreach to non-sheltered homeless
- Legal advocacy to prevent homelessness
- Medical care to homeless persons
- Self-sufficiency skills (job training, employment, life skills, literacy, financial/credit counseling)
- General basic/emergency needs (food, clothing, showering, identification records)
- Emergency sheltering, supportive housing, and paths to permanent housing
- Increase the number of supportive housing units in Savannah

SP-65 Lead based paint Hazards

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Savannah currently is a grant partner of the State of Georgia Department of Public Health in implementing the Georgia Lead Hazard Control Program. During the course of the grant period March 2011-December 2013, the City will, with its partners, address and remove lead hazards from at least 120 units of owner-occupied and rental housing for low-to-moderate income residents with children under the age of 6 spending significant time in the units. It is estimated that 60 units or more will be served in the period before 2013 and 60 units or more will be served from January to December 2013. During the course of implementation on the 120 units of housing, it is estimated that the Housing Department, with its partners, will evaluate at least 180 unit of housing for lead-based paint hazards. During the grant period, units of housing under consideration for any housing rehabilitation program will also be considered for implementation with grant funding from the Lead Hazard Control program. In addition, Community Housing Services Agency, a Savannah-based non-profit affordable housing developer, has committed $200,000 in outside leveraging funds to further improvements made by the Georgia Lead hazard Control Program.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions associated with the Georgia Lead Hazard Control Program implementation represent the largest single source of funding and therefore remediation of lead-based paint hazards to which the City has had access, to date. While the considerable amount of funding will allow for a large number of units to be addressed, the total amount of units addressed is a very small proportion of the number of units with characteristics highly correlated with lead-based hazards to children. It is estimated that 7,178 units were built before 1980 and have children present. This is roughly 13.4% of all housing units in the City of Savannah. The lead-based paint funding will allow the City to resolve 1.6% of pre-1980 units with children in them, or address 0.2% of all housing units in the City. In an effort to prioritize grant funding, units with children identified as having Elevated Blood Levels of lead (EBLs) will be expedited through the implementation process should the unit be otherwise qualified for grant funding.

How are the actions listed above integrated into housing policies and procedures?

The plan for addressing lead-based paint hazards has been integrated into housing policies and procedures through:

- Inclusion in community outreach materials alongside other housing programs
- Shared use of staff from similar rehabilitation programs for loan underwriting, project design, construction monitoring, financial management and evaluation
- Inclusion in the Housing Program Guidelines book of program guidelines, policies and procedures

- Creation and maintenance of a standalone Standard Operating Procedure for the implementation of lead hazard control projects financed through the Georgia Lead Hazard Control Program

SP-70 Anti-Poverty Strategy

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Strategies aimed at reducing poverty through public/human services and economic development activities include:

To have a city with superior public and human services that meet the needs of the community, assist families in becoming economically stable, and enhance the quality of life for all citizens, over the next five years the City of Savannah will fund and/or support the following five strategies:

- Supportive services to youths, the elderly, and the disabled
- Employable job skills training, job readiness, employment assistance
- Training to increase basic competencies in reading, math, writing, computers, work ethics.
- Financial Education (training, credit counseling, wills, estate & personal planning)
- Asset-building programs for low-income persons (Individual Development Accounts, Child Care Tax Credits, Earned Income Tax Credits, local banking initiatives, estate planning)

To have a local business economy that is inclusive and provides opportunities for all enterprises, over the next five years the City of Savannah will fund and/or support the following five strategies:

- Business loans and other incentives to increase business development.
- Training and development support for small and micro-enterprises.
- Business incubator space with training & development for business start-ups.
- Business retention, post-start up training and support.
- Training and assistance to businesses to meet local, state and federal procurement requirements.

To have a city with physically attractive and economically viable commercial corridors in targeted CDBG neighborhoods, over the next five years the City of Savannah will fund and/or support the following five strategies:

- Facilitate blight reduction through property redevelopment and code compliance
- Provide technical and design assistance for existing and prospective investors
- Include targeted corridor development projects in applications for New Market Tax Credits
- Develop/Implement targeted corridor and streetscape revitalization plans
- Establish geographic incentives and designations to stimulate investment (Enterprise Zones, Tax Allocation Districts (TAD), Business Improvement Districts (BID), etc.)

To have a city with a skilled workforce linked to a diverse group of industries, over the next five years the City of Savannah will fund and/or support the following six strategies:

- Provide workforce training and apprenticeships for demand occupations
- Provide temporary and permanent job placements for the unemployed/underemployed.
- Provide incentives to businesses to hire low/moderate income persons.
- Create or retain 1 full-time job for low/moderate income persons for every $35,000 loaned.
- Create neighborhood-based job information and referral centers in targeted CDBG areas.
- Expand public transportation to job centers

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Savannah has had a long standing focus on poverty reduction with the long-range goal of the elimination of poverty in all areas of the city. A particular focus has been on the reduction of poverty levels in the CDBG Local Target Area Census tracts. The City and its partners continue to work towards comprehensive efforts at removing the barriers to economic sustainability faced by low and moderate income individuals and families. Barriers to economic sustainability have been identified to include: underemployment, limited education/literacy, lack of reliable transportation, unaffordable housing, limited access to public assistance, criminal history, substance abuse, healthcare expenses, limited access to affordable dependent care, and limited personal financial assets. The City of Savannah's Consolidated Plan aims to help families and individuals move out of poverty to economic stability. Goals and strategies in the areas of Public/Human Services and Economic Development, including business development, corridor revitalization, job creation and workforce development, are focused towards helping households and individuals move out of poverty. Goals and strategies for Public/Human Services and Economic Development that have a direct relation to the City's efforts to reduce the number of poverty level families are stated below. Public service activities serve low and moderate income persons and aim to provide employment services, job skills training, and education that will help lift individuals out of poverty and to economic stability. Similarly, economic development activities are targeted to low and moderate income persons and neighborhoods. The investment in small business and job development and commercial corridor redevelopment in CDBG target Census tracts invests directly and indirectly into the economic well being of low and moderate income persons. Further, the direct investment into workforce development activities provides persons in poverty an avenue towards job readiness, employment and economic stability.

SP-80 Monitoring

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

On-site monitoring is a structured review conducted by CPD Analysts at the locations where project activities are carried out or project records are maintained. The on-site monitoring visit is normally conducted during the course of a project. The review considers all available evidence of conforming to the approved program, substantial progress toward program goals, compliance with laws, and continued capacity to carry out the approved program. For each sub-recipient, program files are maintained which consist of the following:

- Basic program information
- Onsite programmatic monitoring documentation and reports.
- Onsite financial monitoring documentation and reports.
- Review of the agency's annual CPA audit.
- Monthly financial reports and draw requests for the sub-recipient.
- Monthly programmatic reports.
- Correspondence and notes of significant telephone conversations.

On-Site Visits. Each program will receive two formal onsite monitoring visits per year. A monitoring visit will consist of a single programmatic or financial visit. Technical assistance visits will be conducted separately or in conjunction with a programmatic or financial visit based on the results of the initial risk analysis.

Long-term Compliance. Activities involving real property acquisition or improvement require long-term compliance with the original purpose of the federal assistance. The City of Savannah's department of Real Property Services maintains a CDBG Real Property Inventory that is updated annually, and confirms that such property is still being used for the intended purpose. The City also carries out an annual review of HOME-assisted rental units, to ensure compliance with the Housing Quality Standards, tenant eligibility, and rent ceilings.

The Community Planning and Development staff has developed written guidelines for monitoring sub-recipients to ensure more uniform and comprehensive reviews. In 2007, Community Planning and Development staff instituted city-established poverty reduction performance measures to ensure sub-recipients are following the contracts established between the City and the specific agency.

Expected Resources

AP-15 Expected Resources

Introduction

The table below shows other sources of funds that the City expects to have available and administer for housing and community development activities in 2013. It includes capital expenditures, grants to other agencies, housing rehabilitation, and economic development. It does not include funds shown in prior years' HCD Plans, although several multi-year grants awarded in previous years are still being drawn down. Nor does it show the City's annual operating costs for maintaining services that are vital to the Plan, such as Leisure Services and Community Services.

CDBG, ESG, and HOME funds play a vital role in leveraging these funds, including private funding for housing rehabilitation. Additionally, CDBG and HOME funds are used to leverage large amounts of volunteer efforts in housing repair and construction programs carried out in partnership with organizations such as World Changers, Group Work Camp, and Habitat for Humanity.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,111,891	455,192	0	2,567,083	9,508,217	Funds will be used for Housing activities, Public Service Programs and Economic Development activities.
HOME	public - federal	Acquisition Homebuyer assistance	676,974	572,000	0	1,248,974	4,995,896	Down payment assistance, construction

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
		Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA						financing
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	208,518	0	141,347	349,865	834,072	208,518 represents the City's projected ESG Allocation. $141,347 is the amount of unobligated 2012 funds and 2nd Round 2011 ESG made available to the City in 2012.
General Fund	public - local	Public Improvements	0	0	0	0	800,000	Water's Avenue Corridor Revitalization: $800,000
LIHTC	public - federal	Other	0	0	0	0	0	Low-income Housing Tax Credits for

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
								housing development projects. Funds will be used to create new affordable rental units. It is expected that the City will invest $5-$6 million, in order to leverage $60,-70 in development with its development partners.
Other	public - state	Homeowner rehab Housing Multifamily rental rehab Other	1,200,000	0	0	1,200,000	900,000	The City of Savannah is an implementation partner of the Georgia Lead Hazard Control Program and expects to improve buildings and remove lead hazards from 75 units of low- to moderate income housing, both rental and owner

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
								occupied. As part of the grant agreement for the $2.1 million, the City of Savannah has pledged a $350,000 cash match.

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Based upon past history, federal funds used to create, retain, construct, and repair privately owned housing are expected to leverage equity from the sale of low income housing and historic tax credits, bank financing, Federal Home Loan Bank grants/loans, foundation grants, State grants, investor/participant cash, establishment of employer assisted down payment assistance home purchase program with area employers, the value of volunteer labor used to reduce the cost of repairing homes when using contractors, City of Savannah infrastructure improvements that support the development and lower the cost of creating new housing, and the establishment and growth of a local housing trust fund. During the past decade, CDBG and HOME funds have accounted for approximately 19% of City supported housing investment while private and other leveraged investment has accounted for about 81% of this investment.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City will continue to use its general fund property acquisition account to acquire properties directly in support of its affordable housing and neighborhood revitalization initiatives. Federal funds will, typically, not be used to acquire property and property acquired will, typically, be vacant, dilapidated, and/or derelict. This property is likely to be identified during the urban redevelopment plan planning process in Neighborhood Renaissance Savannah neighborhoods. The Savannah-Chatham Land Bank Authority will likely be a partner in property acquisition and disposition.

Discussion

Emergency Solutions Grant Subrecipients are required to match 100 percent of their grant requests, which can include cash resources provided any time after the start date of the contract. Match contribution must meet all requirements that apply to ESG funds, and must be expended in accordance with the regulatory guidance. Matching requirements must be documented and reviewed by City staff during financial monitoring visits.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Public/Human Services	2013	2017	Non-Housing Community Development	CDBG TARGET AREA	Public/Human Services	CDBG: $276,604	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
Homelessness	2013	2017	Homeless	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Homelessness	CDBG: $33,925 ESG: $208,518	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Homeless Person Overnight Shelter: 1000 Persons Assisted Homelessness Prevention: 200 Persons Assisted
Quality Housing	2013	2017	Affordable Housing	CDBG TARGET AREA	Quality Housing	CDBG: $837,206 HOME: $1,008,974	Rental units constructed: 90 Household Housing Unit Other: 140 Other
Affordable Housing	2013	2017	Affordable Housing	CDBG TARGET AREA	Affordable Housing	CDBG: $160,000 HOME: $240,000	Public service activities other than Low/Moderate Income Housing

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
							Benefit: 100 Persons Assisted Direct Financial Assistance to Homebuyers: 60 Households Assisted
Fair Housing & Special Needs	2013	2017	Affordable Housing Non-Homeless Special Needs	CDBG TARGET AREA	Fair Housing and Special Needs	CDBG: $91,129	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted Housing for People with HIV/AIDS added: 200 Household Housing Unit Other: 10 Other
Business Development	2013	2017	Non-Housing Community Development	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Business Development	CDBG: $469,678	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Businesses assisted: 20 Businesses Assisted
Corridor Revitalization	2013	2017	Non-Housing Community Development	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Corridor Revitalization	CDBG: $48,808 General Fund: $0	Other: 64 Other
Workforce Development	2013	2017	Non-Housing Community	CDBG TARGET	Workforce Development	OHHLHC: $1,950,000	Public service activities other

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
			Development	AREA			than Low/Moderate Income Housing Benefit: 280 Persons Assisted Jobs created/retained: 40 Jobs

Table 54 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

Projects

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Culinary Arts Training and Employment Support Services	CDBG TARGET AREA	Public/Human Services	Public/Human Services	CDBG: $81,423
Moses Jackson Advancement Center	CDBG TARGET AREA	Public/Human Services	Public/Human Services	CDBG: $161,256
Chatham-Savannah Homeless Authority	CDBG TARGET AREA	Homelessness	Homelessness	CDBG: $33,925
EOA Homebuyer Education	CDBG TARGET AREA	Public/Human Services	Public/Human Services	CDBG: $33,925
Savannah Association for the Blind	CDBG TARGET AREA	Fair Housing & Special Needs	Fair Housing and Special Needs	CDBG: $21,204
Fair Housing Council: Education and Enforcement Program	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Fair Housing & Special Needs	Fair Housing and Special Needs	CDBG: $33,925
Living Independence for Everyone (L.I.F.E)	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Fair Housing & Special Needs	Fair Housing and Special Needs	CDBG: $36,000
Small Business Assistance Corporation	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Business Development Workforce Development	Business Development	CDBG: $369,678
Small Business Loan Program Recapitalization	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Business Development	Business Development	CDBG: $100,000
Section 108 Loan Repayment	CITY OF SAVANNAH	Business Development	Business Development	CDBG: $152,023

	NRSA CDBG TARGET AREA			
Elderly and Disabled Code Compliance Program	CDBG TARGET AREA	Corridor Revitalization	Corridor Revitalization	CDBG: $38,329
Planning and Grants Administration	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Public/Human Services Homelessness Fair Housing & Special Needs Business Development Corridor Revitalization	Public/Human Services Homelessness Fair Housing and Special Needs Business Development Corridor Revitalization	CDBG: $497,710
Property Management	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Quality Housing	Quality Housing	CDBG: $6,600
Loan Processing	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Affordable Housing	Affordable Housing	CDBG: $10,000 OHHLHC: $600,000
VOLUNTEER AND SPECIAL PURPOSE IMPROVEMENTS	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Quality Housing	Quality Housing	CDBG: $240,606
COMMUNITY HOUSING SERVICES AGENCY (CHSA)	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Affordable Housing	Affordable Housing	CDBG: $150,000 OHHLHC: $1,350,000
HOUSING PROJECT DELIVERY	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Quality Housing	Quality Housing	CDBG: $490,000
ESG13_Savannah	CDBG TARGET AREA	Homelessness	Homelessness	ESG: $349,865

OWNER-OCCUPIED REHABILIATION	CDBG TARGET AREA	Quality Housing	Quality Housing	CDBG: $100,000
Business Facade Loans	CITY OF SAVANNAH NRSA CDBG TARGET AREA	Corridor Revitalization	Corridor Revitalization	CDBG: $10,479
HOME -CHDO Operations	CDBG TARGET AREA	Quality Housing	Quality Housing	HOME: $33,849
HOME-CHDO Reserve-Development Projects	CDBG TARGET AREA	Quality Housing	Quality Housing	HOME: $101,546
HOME - Program Operations (ADMIN)	CDBG TARGET AREA	Quality Housing	Quality Housing	HOME: $124,897
HOME - Development of Vacant/Infill Housing	CDBG TARGET AREA	Quality Housing	Quality Housing	HOME: $667,682
HOME-Dream Maker - Down Payment/Closing Cost Assistance	CDBG TARGET AREA	Affordable Housing	Affordable Housing	HOME: $240,000
HOME - Non Profit projects	CDBG TARGET AREA	Quality Housing	Quality Housing	HOME: $81,000

Table 55 – Project Summary

AP-35 Projects

Introduction

The chart on the following page lists the projects to be funded in 2013 and shows how they address City and HUD defined objectives, and whether they will impact the Neighborhood Revitalization Strategy Area. A key to the objectives is given at the end of the table.

The majority of the federal funds (CDBG and HOME) will be spent on housing programs to foster and maintain an adequate supply of affordable housing in standard condition. This is one of the City's primary community development goals. Home improvement grants and loans for homeowners will continue to be available through the City's Housing Department. The City will continue to provide emergency repairs for very low income home owners, both directly and through volunteer programs such as World Changers, Group Work Camp, YouthWorks, Mission Serve, and Rebuilding Together Savannah. These volunteer and owner occupied home improvement programs are administered directly by the City of Savannah.

#	Project Name
1	Culinary Arts Training and Employment Support Services
2	Moses Jackson Advancement Center
3	Chatham-Savannah Homeless Authority
4	EOA Homebuyer Education
5	Savannah Association for the Blind
6	Fair Housing Council: Education and Enforcement Program
7	Living Independence for Everyone (L.I.F.E)
8	Small Business Assistance Corporation
9	Small Business Loan Program Recapitalization
10	Section 108 Loan Repayment
11	Elderly and Disabled Code Compliance Program
12	Planning and Grants Administration
13	Property Management
14	Loan Processing
15	HOME - Non Profit projects
16	HOME-Dream Maker -Down Payment/Closing Cost Assistance
17	HOME - Development of Vacant/Infill Housing
18	HOME - Program Operations (ADMIN)
19	HOME-CHDO Reserve- Development Projects
20	HOME -CHDO Operations
21	Business Facade Loans
22	OWNER-OCCUPIED REHABILIATION

#	Project Name
23	HOUSING PROJECT DELIVERY
24	COMMUNITY HOUSING SERVICES AGENCY (CHSA)
25	VOLUNTEER AND SPECIAL PURPOSE IMPROVEMENTS
26	ESG13_Savannah

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-50 Geographic Distribution

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Savannah has identified its local target area and strategy areas based on the most recent Census data available. Compared with the city as a whole the local target area has a significantly older housing stock, a greater population of renter households, a higher percentage of low to moderate income households, generally low adult education levels, and higher proportions of non-family households or individuals living alone. The area's needs include residential rehabilitation including lead paint abatement, access to education, workforce training initiatives and jobs, access to public services, and reliable transportation to area job centers outside of the target area.

The target areas have a high level of identified need and a high level of opportunity for rehabilitation, reinvestment, and revitalization. As such, the CDBG Local Target Area is the priority area for the allocation of investments.

Geographic Distribution

Target Area	Percentage of Funds
CITY OF SAVANNAH NRSA	86
CDBG TARGET AREA	14

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Savannah, on a continuing basis, strives to improve its use of CDBG, HOME and ESG housing and community development funding to ensure both short-term and long-term improvement within the city and compliance with HUD regulations.

The basis for allocating funding is to address and, if possible, permanently alleviate dire economic need within the poorest areas of the city. The City of Savannah focuses its CDBG and HOME program funds on programs within our CDBG Local Target Area. The Local Target Area consists of Census Tracts in which 51% of the households are of low income (80% or below median income). The Local Target Area was developed using 2006-2010 American Community Survey (ACS) income data. In this data set, 80% of median household income was $26,653. The city will continue to use 5-Year ACS for determining inclusion in the target area. All money expended outside of the target area conforms to all HUD regulations.

Investments within the geographical area are aligned with housing, homelessness, and economic development needs, and blight reduction. Fifteen percent of HUD funds are directed towards human services that address poverty elimination. In 2007, the Mayor and Aldermen of Savannah established

poverty eradication as a primary goal. The five Census Tracts with the highest concentration of poverty in the 2010 ACS data (CT's 1, 101.01, 113, 15, and 12) have been made the focus area for the 15% human services funding. Only programs that assist families in moving out of poverty may receive allocations from this funding source. In order to receive funding for public service projects, agencies must enter into a competitive process scored by Community Planning and Development staff. Applicants with the highest point total, as scored by staff, are recommended for funds. Final awards are determined by City Council.

Sixty-five percent (65%) of HUD funding is dedicated to providing services in the areas of Housing, Economic Development and Neighborhood Improvement. Administration costs receive the remaining 20% of HUD funding.

Discussion

Affordable Housing

AP-55 Affordable Housing

One Year Goals for the Number of Households to be Supported
Homeless
Non-Homeless
Special-Needs
Total

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

Table 59 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing

Introduction

Actions planned and included in the City's Consolidated Plan are the actions planned by the Housing Authority of Savannah.

Actions planned during the next year to address the needs to public housing

The Housing Authority has a full-time Resident Services staff and a variety of community partners to provide computer and educational training and enrichment activities for residents. HAS received a FY 2011 Choice Neighborhoods Initiative Planning grant to revitalize the East Savannah Gateway target area, impacting nearly 500 public housing residents to create a neighborhood of choice and to increase positive outcomes for families. HAS continues an aggressive modernization program to maintain its current public housing inventory and will be entering into its third mixed-finance development project over the next two years.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

In 2003, HAS initiated its homeownership program under its HOPE VI grant and added a Homeownership Specialist to the staff to work with individuals who met certain eligibility requirements and were interested in purchasing a home. Since the inception of the program in May 2003, 71 families have purchased homes and eleven families have graduated from the program. To date, no homebuyer has defaulted on their mortgage. The program's success is due to the homeownership specialist who works closely with the prospective homebuyer through every step of the process and provides post-counseling to ensure the homebuyer remains in good standards with their mortgage lenders and maintains their homes. This program will continue to guide prospective homebuyers towards homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

The Housing Authority of Savannah will continue to conduct five year planning and annual planning to meet the needs of HAS residents.

AP-65 Homeless and Other Special Needs Activities

Introduction

The City of Savannah is committed to providing services for its homeless and other special needs population. Several agencies will receive funding to assist with preventing homelessness among our low-income residents. Assistance with mortgage, rent and utility payments are provided by several non-profit agencies using ESG funds.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Savannah, through its designee, the Homeless Authority in 2004 entered into discussions with local organizations, and advocates on innovative solutions to address the issues of chronic homelessness, As a result, a ten-year plan was developed and is entitled "Building a Bridge to the Future". This ten-year plan has set six goals that it will reach to enable the City of Savannah to reduce chronic homelessness. They include:

1. Reduce and prevent homelessness by integrating and redesigning service delivery system.
2. Decrease the number of chronic people on the street and in shelters.
3. Expand and preserve the supply of permanent supportive housing.
4. Increase the number of chronically homeless persons obtaining employment and benefits for which they are eligible.
5. Prevent future homelessness by avoiding discharges into the street.
6. Enhance the data collection system to measure results.

In 2009, the Homeless Authority modified the way it deals with behavioral health issues. Savannah Counseling Services deals with intakes, evaluations, and day treatments. Recovery Place contracts to take care of the addictive disease/substance abuse issues and AmericanWork provides a bulk of the residential services.

The Homeless Authority has a new ACT (Assertive Community Treatment) program operated out of Georgia Regional Hospital that targets the chronically hard to serve mentally ill population. This treatment focuses on preventing recidivism in and out of the Georgia Regional Hospital, emergency rooms, and the criminal justice system.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City's Emergency Solutions Grant funds are used to assist emergency shelters and/or transitional

housing programs. The ultimate goal of these programs is to move persons into permanent housing. Additional funding sources are being sought to develop permanent housing for persons transitioning out of shelters or transitional housing. Many agencies receiving CDBG and/or ESG funds provide the needed support services to assist these persons to maintain their independence after they have moved into permanent housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Homeless Authority holds monthly "case conference" meetings with Continuum of Care (CoC) organizations, including the Georgia Department of Family and Children Services. Two additional CoC organizations, Park Place Outreach and Greenbriar Children's Center are runaway and direct care providers for children in foster care; they are responsible for carrying out policies that return children and youth in foster care to their families or other settings not funded by HUD.

The City of Savannah, in partnership with its subrecipieints will use its 2013 Emergency Solutions Grant allocation over the next year to provide services to individuals and families with children who are at imminent risk of becoming homeless.

The CoC addresses discharge planning from health care institutions and corrections facilities. The health care facilities coordinate with the CoC to ensure that individuals do not go to the streets or HUD-funded beds. CoC staff regularly meets with hospital personnel to educate them on discharge planning that prevents discharging to homelessness. The CoC Unified Case Management team and J.C. Lewis Health Care facility for the homeless address this issue. The health care facility works with area hospitals and accepts discharge of individuals who may be indigent and/or potentially homeless. This facility addresses primary health care needs, and provides 24-hour nursing coverage to ensure an individual's proper recovery.

The CoC Unified Case Management team also acts as the liaison to ensure that discharges have access to local services, most particularly behavioral health treatment and housing. Staff interacts with the community's drug and mental health courts to ensure proper discharge and placement occur. Housing options for persons exiting correctional institutions are identified before their release; a discharge planning committee meets regularly to discuss new information and issues as they relate to discharge planning in the area.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly

funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City uses a portion of its ESG funds for homeless prevention programs. ESG is intended to target persons facing housing instability to include individuals and families who are currently in housing but are at risk of becoming homeless and need temporary rent or utility assistance to prevent them from becoming homeless or assistance to move to another unit (prevention). ESG funds are to help program participants pay for rent, utilities, security deposits and rent in a new unit, and other financial costs or services as described in the ESG Notice.

Discussion

The City of Savannah and its partners will continue to provide services for its homeless and other special needs populations.

AP-75 Barriers to affordable housing

Introduction

Recent legislation on "eminent domain" has made it increasingly difficult for the city of obtain clear titles on "heir properties" which is hampering redevelopment. We are working through this barrier by advocating for statewide legislative changes and supporting local efforts to simplify the eminent domain process as it applies to blighted parcels.

The City will continue to participate in all of the affordable housing activities outlined in its consolidated plan as well as requiring the Dream Maker (The City's Affordable Housing Finance Program) recipients to participate in Homebuyer Education Classes.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City's Housing Department created an Affordable Housing Task Force which identified barriers to and solutions for affordable and workforce housing in the City of Savannah. The Task Force published their report in the summer of 2008. The report addressed possible solutions to regulatory barriers in the community—as well as at the state and federal levels. HUD recognized this report as one of the ten best in the nation. Continuing work on the recommendations of the report has led to the creation of an advisory committee tasked with evaluating the prospects of creating a City funded Affordable Housing fund, which could potentially leverage HUD funds further.

Members of the City of Savannah's housing staff are also participants in Step Up (Savannah's Poverty Reduction Initiative) Affordable Housing Action Team. This team functions as a coalition of local private and public sector affordable housing partners united for the purpose of addressing barriers to affordable housing.

At the end of 2011, Step Up secured a commitment from the Savannah City Council to create a Local Housing Trust Fund initially capitalized with $150,000 of City general funds. The Mayor and Aldermen intend for $150,000 to be added to this fund by the City for at least the next three years and for Step Up and its partners to leverage additional private funding for the Trust Fund from the United Way and foundations. This fund has been 20 years in the making and its approval at a time when federal funding for housing is being decreased is of major importance to for Savannah. Every dollar spent on affordable housing from this new fund is expected to leverage at least $10 in private or non-City investment.

Discussion

AP-85 Other Actions

Introduction

Other actions of the City of Savannah are described below.

Actions planned to address obstacles to meeting underserved needs

The major underserved need in Savannah per the Savannah City Council is that of moving persons/families out of poverty. Therefore, the City of Savannah is focusing on the needs of persons in poverty. The need for job training and better employment opportunities for this population is being rigorously attacked. Many programs are being instituted, such as the Earned Income Tax Credit, Youth Works and a Construction Apprentice Program that will enable persons living in poverty to improve their living conditions. Public Service agencies receiving CDBG funds in 2013 must gear their programs/services towards assisting those persons/families who are living in poverty.

Actions planned to foster and maintain affordable housing

Recent legislation on “eminent domain” has made it increasingly difficult for the city of obtain clear titles on “heir properties” which is hampering redevelopment. We are working through this barrier by advocating for statewide legislative changes and supporting local efforts to simplify the eminent domain process as it applies to blighted parcels.

The City will continue to participate in all of the affordable housing activities outlined in its consolidated plan as well as requiring the Dream Maker (The City’s Affordable Housing Finance Program) recipients to participate in Homebuyer Education Classes.

The City’s Housing Department created an Affordable Housing Task Force which identified barriers to and solutions for affordable and workforce housing in the City of Savannah. The Task Force published their report in the summer of 2008. The report addressed possible solutions to regulatory barriers in the community—as well as at the state and federal levels. HUD recognized this report as one of the ten best in the nation. Continuing work on the recommendations of the report has led to the creation of an advisory committee tasked with evaluating the prospects of creating a City funded Affordable Housing fund, which could potentially leverage HUD funds further.

Actions planned to reduce lead-based paint hazards

The City of Savannah has designed its various housing programs to comply with 24 CFR Part 35. While it is quite likely that most pre-1978 housing contains lead based paint (LBP), it is unknown how many of those houses contain lead-based paint hazards. Lead based paint that is intact and in good condition is not necessarily hazardous. Lead dust that is created and ingested when such paint is disturbed creates the highest potential for hazards among children under six, women of child-bearing age and pregnant

women and their unborn children.

The City's Department of Housing, Construction Services Division, includes construction inspectors who are certified as Visual Assessors, Lead Paint Inspectors, Risk Assessors and Project Designers. These professionals are called upon to evaluate LBP hazards on privately owned housing that is being repaired through one of the City's federally funded housing repair programs. They also determine the scope of work and course of action that will be followed to reduce LBP hazards. Additionally, they also help train participating contractors in safe work practices and encourage interested contractors to obtain certifications necessary to perform interim controls and lead abatement.

In most instances, performing whole house lead based paint abatement in Savannah as part of an affordable housing program is cost prohibitive. City housing repair programs and policies are, therefore, principally designed to employ safe work practices and, where necessary, interim controls as a means of reducing LBP hazards. The programs and policies are designed to avoid the disturbance of intact LBP surfaces. They are also designed to make improvements to the building envelope (roofs and exterior walls) that will help prevent moisture penetration into the building, which can cause intact LBP to peel or otherwise fail and become hazardous. Finally, City programs seek to inform and educate property owners, managers and occupants about LBP and LBP hazards. This includes providing them with copies of the EPA's "Protect Your Family From Lead in Your Home" pamphlet.

In 2011, the Housing Department and the State of Georgia was awarded a $2.1 million dollar grant for 2011-2013 to assist Savannah in alleviating Lead-Based Paint Issues. With this grant, the city hopes to implement lead hazard controls in 120 housing units in the City of Savannah using $1,128,000 in implementation funding. In 2013, the City plans to inspect 27 housing units, and complete lead hazard control activities on 54 units, adding them to the Georgia Lead Safe Housing Registry.

Actions planned to reduce the number of poverty-level families

The City of Savannah has as its long-range goal, the elimination of poverty in all areas of the city. The reduction of poverty levels in the city, and particularly in the CDBG target census tracts will be the paramount focus of all HCD-related programs for this year.

Since 2007, all human services CDBG funding has been targeted towards poverty reduction in the Community Development Block Grant target Census Tracts. Under the new Poverty Reduction Initiative, all agencies seeking funding through the CDBG program are required to undertake comprehensive efforts at removing the barriers to economic sustainability faced by their clients.

Those barriers were identified as follows: employment, education/literacy, transportation, and housing, access to public assistance, criminal history, substance abuse, and access to child care. In order to qualify for CDBG funding, agencies were required to undertake the role of case managers for their clients, providing referrals and tracking their progress in removing the barriers they individually face.

Savannah has also continued with the support and funding of the Savannah STEP-UP collaborative organization. The goals and methods of STEP-UP are representative of the Poverty Reduction Initiative strategy. STEP-UP is funded through City of Savannah general funds and other sources.

Actions planned to develop institutional structure

There are no anticipated changes to the institutional structure planned in 2013.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Savannah 2013 One Year Action reflects several multi-agency collaboration grants. This new approach to funding our social services agencies should enhance coordination between social services agencies and reduce the amount of duplicative services provided by our federally-funded subrecipients.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220.(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	376,656
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**376,656**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	98.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220.(l)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The City will use its HOME funds as prescribed in 24 CFR 92.205(b). It will not invest these funds in activities not covered by 24 CFR 92.205(b).

For the most part, the form of assistance provided to HOME participants will include development financing for the construction of owner occupied housing and, if necessary, development subsidies where development costs exceed market value of the completed housing. It will also include using its funds to make both forgivable and repayable loans to HOME eligible home buyers.

The City will not use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

The City will not use HOME funds for TBRA.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Savannah will use the recapture option for homebuyer activities. The requirements below are included in the City's Single-Family House Purchase Loan Agreement.

Repayment Triggered by a Transfer of Title During Affordability Period:
The Shared Net Proceeds model is used when determining the amount of the HOME funds, if any, that are subject to recapture during the Affordability Period when title to the house is transferred as the result of a sale, foreclosure, transfer in lieu of foreclosure, assignment of an FHA insured mortgage to HUD, or other approved and legal method of title transfer.

Positive Net Proceeds:
If upon title transfer during the Affordability Period there are Net Proceeds but the Net Proceeds are not sufficient to recapture the entire HOME funds provided plus enable the homebuyer to recover their down payment and any documented, City approved, investment in the form of capital improvements made by the homebuyer to the property since purchase, the City and homebuyer may share the Net Proceeds.

Net Proceeds are funds available, if any, after subtracting the repayment of loans superior to HOME loans and associated legal, closing, and/or realtor costs from the sale price of the property at the time of title transfer. Net Proceeds, if any, will be divided proportionately as set forth in the following mathematical formulas:

HOME Investment/HOME Investment + Homeowner Investment x Net Proceeds = HOME amount to be recaptured

Homeowner Investment/HOME Investment + Homeowner Investment x Net Proceeds = Amount due Homeowner

If there are positive Net Proceeds the HOME loan(s) will be repaid in accordance with the Promissory Note. HOME funds recaptured along with associated interest and penalties, if any, will not exceed those amounts outlined in the Promissory Note.

Zero or Negative Net Proceeds:
If there are zero or negative Net Proceeds, and the homebuyer has complied with the terms of their

HOME loan and this Agreement, the homebuyer will not have to repay any of their HOME loan.

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

The requirements below concerning affordability of units acquired with HOME funds are included in the City's Single-Family House Purchase Loan Agreement.

The homebuyer must maintain ownership and reside in this property as the homebuyer's primary residence from the date of the recording of the deed until the end of the Affordability Period.

Direct HOME Subsidy and Affordability Period
<$15,000 - 5 Years
$15,000 to $40,000 - 10 Years
>$40,000 - 15 Years

Noncompliance with Residency Requirement:
Noncompliance by the homebuyer with regard to the principal residency provision of the HOME program during the Affordability Period may constitute a default in the HOME mortgage and may nullify any HOME loan forgiveness unless the default is corrected in a timely manner under a plan approved by the City. In the event a principal residency default is not satisfactorily cured in a timely manner, the City will hold the homebuyer responsible for repayment of all HOME loans and associated penalties. To ensure that homebuyers to not default on principal residency requirements, homebuyers must not permanently move from or lease their principal residence purchased with the assistance of HOME loans during the Affordability Period.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The City will not use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

The Emergency Solutions Grant (ESG) is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons quickly gain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Target Population

The funds under this program are intended to target two populations of persons facing housing

instability: 1) individuals and families who are experiencing homelessness (residing in emergency shelters or on the street) and need temporary assistance in order to obtain housing or retain it, and 2) individuals and families who are currently in housing but are at risk of becoming homeless and need temporary rent or utility assistance to prevent them from becoming homeless or assistance to move to another unit.

Subrecipients will serve the population and provide the financial assistance and stabilization services as identified in the budget and scope of work as found in each of their contracts with the City of Savannah. Preliminary steps to be taken by subrecipients in implementing the ESG activities are as follows:

- Execute all Homeless Management Information System (HMIS) required documents as required by HUD and the City of Savannah;
- Provide the City of Savannah with written program standards which address the requirements of the Emergency Solutions Grant program.

The City of Savannah is the recipient of an annual allocation of ESG funding from the United States Department of Housing and Urban Development. As grantee, the City issues notices of funding availability/requests for proposals as part of its annual Housing and Community Development One Year Action Plan process for awarding ESG funds to eligible sub-recipients.

Agencies will provide assistance related to housing of persons at risk of becoming homeless and housing persons that are currently homeless, as well as provide housing relocation and stabilization services. All funded agencies are required to follow federal guidelines in the implementation of their ESG programs.

The City of Savannah developed the following program standards to assist its subrecipients in implementing the ESG guidelines as set by the United States Department of Housing and Urban Development.

Eligible ESG Activities

Funding will only be provided as tenant based rental assistance and for the following eligible activities:

1. Homelessness Prevention-Rental Assistance/ Housing Relocation and Stabilization Services
2. Emergency Shelter Services
3. Street Outreach services
4. HMIS

The City of Savannah's written standards for providing ESG assistance are also included in the text boxes below.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Currently, the CoC and its partner agencies do not have a Centralized Coordinated Assessment system among its partner agencies. However, the Savannah-Chatham County area is serviced by the United Way of the Coastal Empire's 2012 information and referral line which offers information about food, housing, employment, childcare, transportation, health services, senior services and more. When developed Subrecipients must keep documentation evidencing the use of, and written intake procedures for the centralized or coordinated assessment system.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The process of making ESG sub-awards to private nonprofit, community and faith-based organizations is similar the process followed for Community Development Block Grant Funds. ESG applicants must participate in the Annual Action Plan process and the program must be recommended for funding based on the submission of a program identified as an eligible activity.

Grant Applications. Requests for funding are made on a standard application form and are carefully reviewed and evaluated. Points are given for 15 criteria, covering community need, program effectiveness, agency capacity, and track record. Staff recommendations for funding are based on the resulting scores. Ineligible projects are screened out prior to the start of the evaluation process.

Applications must include a detailed description of an agency's qualifications for managing the proposed program. There must be program staff that has experience managing a program similar to that for which ESG funds are being requested. There must also be experience on staff or on the board for providing financial management of grant funds as required by the City in its reporting to HUD.

Proposed Performance Objectives. Applications must list proposed service goals and objectives. Objectives must be measurable, with outcome indicators that directly affect the problem that the service was designed to address; not simply a count of numbers served. Each proposed objective should have at least one measurable indicator. Applications must address at least one City Council Priority. Evaluation results or the success in meeting goals and measures will be a key determinant when considering renewal of funding for the next ESG funding cycle.

Contractual Agreements. The City enters into a two-part contractual grant agreement with each sub-recipient. Part I of the agreement describes the tasks to be performed with the grant funds, the results to be achieved, and other conditions specific to the project. Part II lists all federal standards

with which the agency must comply. Each funded activity is assigned to an analyst in the Community Planning and Development Department (CPD).

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The local CoC bylaws states, at least one of the members, appointed under paragraph (8) of subsection (a) shall be a homeless person or a person who has been homeless. The Board of Directors of each participating agency in the CoC is also required to have homeless participation. Therefore, the City will disseminate an annual survey to the appointed homeless representative on each partner agency's Board of Directors. A summary of the survey results will be provided to each respondent and provided to the CoC and the results will be taken into consideration as priorities are established for the planned use of ESG funds.

5. Describe performance standards for evaluating ESG.

Program performance for the Emergency Solutions Grant Program will be evaluated annually for each sub-recipient program approved in the Annual Action plan. Department Analyst regularly review each project to verify that it is proceeding in the manner set forth in the grant agreement and in accordance with applicable laws and regulations.

On-Site Performance Evaluations. On-site Performance evaluations or monitoring visits are a structured review conducted by CPD Analysts at the locations where project activities are carried out or project records are maintained. The on-site monitoring visit is normally conducted during the course of a project. The review considers all available evidence of conforming to the approved program, substantial progress toward program goals, compliance with laws, and continued capacity to carry out the approved program. For each sub-recipient, program files are maintained which consist of the following:

- Basic program information.
- Onsite programmatic monitoring documentation and reports.
- Onsite financial monitoring documentation and reports.
- Review of the agency's annual CPA audit.
- Monthly financial reports and draw requests for the sub-recipient.
- Monthly programmatic reports.
- Correspondence and notes of significant telephone conversations.

Each program will receive two formal onsite monitoring visits per year. A monitoring visit will consist of a single programmatic or financial visit. Technical assistance visits will be conducted separately or in conjunction with a programmatic or financial visit based on the results of the initial risk analysis.

Desk Performance Evaluation

Desk monitoring is an ongoing process in which the Analyst responsible for overseeing the project uses all available information on hand to review the subrecipient's performance in carrying out the approved project. Desk monitoring is generally to occur on a monthly basis but at a minimum it should occur at each performance report submittal and fund drawdown request.

The desk monitoring review process enables the CD Analyst to identify problems requiring immediate attention and to schedule projects for on-site monitoring. Materials used for this review include but are not limited to:

- Amendments/extensions to the grant agreement;
- Project Status Reports;
- Requests for Reimbursement/Draw-down of Funds Forms;
- and other supporting documents.