Housing Savannah
City Council Mobile Workshop

SAVANNAH
Housing & Neighborhood Services

May 18, 2021

Savannahians needing quality, affordable, housing include

diverse households making less than $50,000 annually or $24 hourly fulltime.

Characteristics of Affordable Housing

Housing is generally considered affordable when rents or mortgages do not exceed 30% of gross household income.

In Savannah, this is likely to be most important to households making $50,000 or less a year.

Savannah Housing Affordability Challenges

- ❑ **Savannah housing costs have outpaced incomes at a rate of at least 2:1 over the last 30 years and, more recently:**
  - The National Association of Home Builders report that some lumber prices have increased by more than 180% during the past 12 months—increasing single-family house construction costs by $20K to $30K+.
  - CHSA Development has seen construction prices increase by $20 (18%) a square foot over the past 12 months due, in part, to COVID interruptions and shortages in material and labor supply chains.
  - Realtor.com reports the median sale price of a Savannah home increased to $264K and Zillow.com reports that the sale prices of single-family Savannah homes increased by 9.9% during the past 12 months.
  - The average cost a home buyer paid to purchase a home in Savannah with City sponsored down payment assistance rose to $170K in 2020—an increase of about 12% from $151K in 2019.
- ❑ **About 21,000 (40%) of Savannah households cannot afford quality housing without paying more than 30% of their income for housing, including:**
  - Multi earner households earning $50,000 or less annually
    - ✓ $24 hourly full-time collectively
  - Single earner households earning $35,000 or less annually
    - ✓ $17 hourly full time

Savannah Rents & Single-Family House Sale Prices/Values

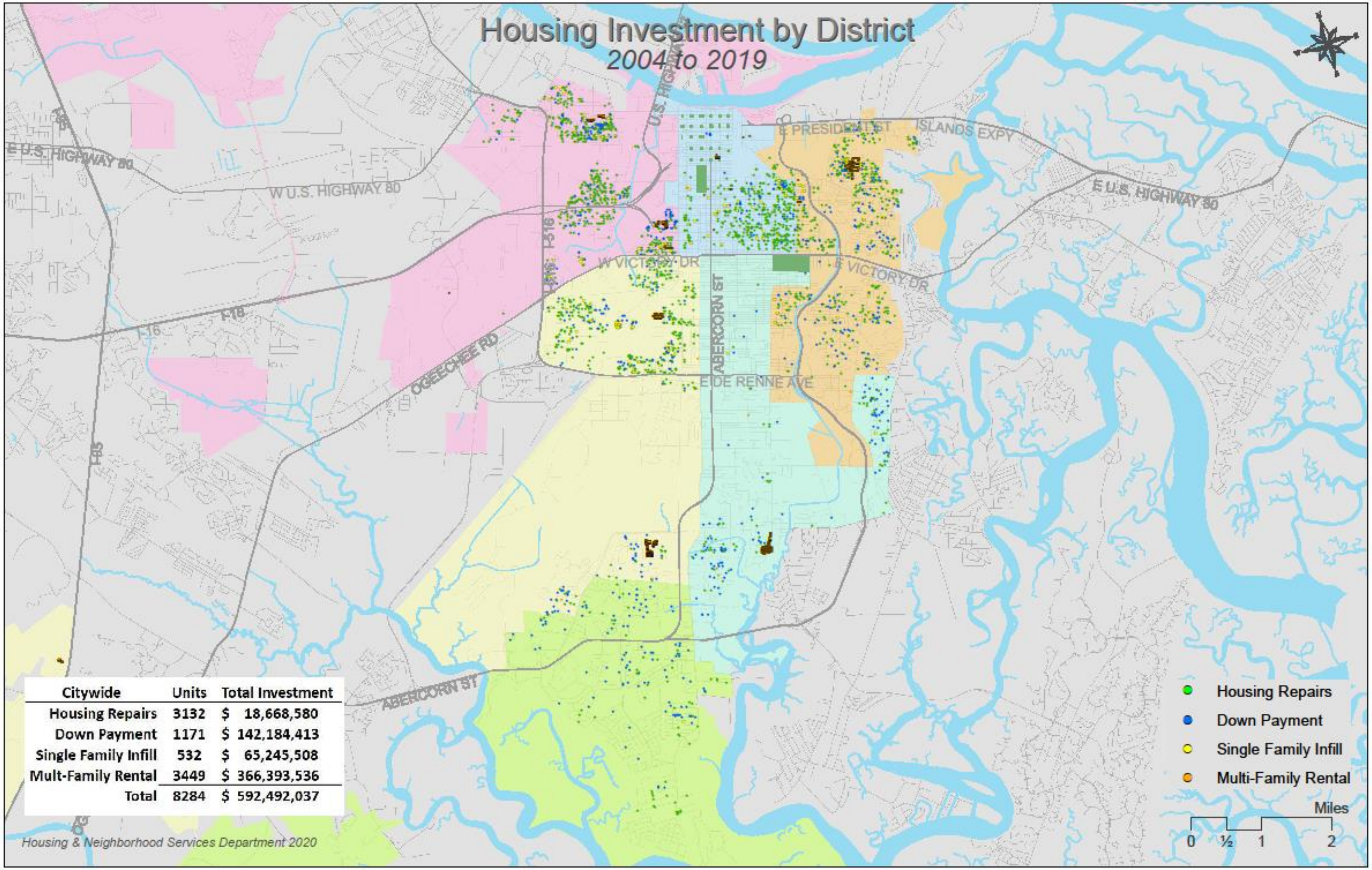
Savannah Rents	Studio	1-Bed	2-Bed	3-Bed	4-Bed
HUD 2021 Fair Market Rents 30% of Income from $33,000 to $63,500	$ 838	$ 887	$1,010	$1,385	$1,589
Savannah Gardens – 515 Pennsylvania Ave $0.29 to $0.63 per Square Foot Income Required from $10,800 to $40,200		$ 271 to $ 850	$ 327 to $950	$ 360 to $1,150	$ 380 to $1,007
The Fountains -- 1699 Chatham Parkway $1.30 to $1.90 per Square Foot Income Required from $43,800 to $53,500		$1,095	$1,339		
Skylark -- 701 Montgomery $2.10 to $2.50 per Square Foot Income Required from $57,900 to $119,500		$1,448 to $2,988			
Bowery -- 515 Montgomery $2.30 to $2.60 per Square Foot Income Required from $64,500 to $68,100		$1,613 to $1,704			
Riverworks --301 Passage Way $2.30 to $3.50 per Square Foot Income Required $72,000 to $126,200	$1,800 to $2,155	$1,930 to $2,025	$2,480 to $3,155		
Drayton Towers -- 102 E. Liberty $2.50 to $4.00 per Square Foot Income Required $67,800 to $106,200	$1,695	$2,060	$2,445 to $2,655		

Note:
1) Rents for above apartments obtained from realtor.com on April 27, 2021
2) Income Required to rent without being cost burdened—unless utilizing Housing Choice Voucher

Savannah Single Family House	Amounts
DreamMaker -- 2020 Avg Sale Price **$1,050** Estimated Monthly Payment $42,000 Income Required	$170,000
Homes.com – Median Value $1,130 Estimated Monthly Payment $45,200 Income Required	$177,600
Zillow.com – Median Value $1,240 Estimated Monthly Payment $49,600 Income Required	$202,571
Realtor.com – Median Sale Price $1,500 Estimated Monthly Payment $60,000 Income Required	$264,200
95% of Median Sale Price $1,450 Estimated Monthly Payment $58,000 Income Required	$251,000

Note:
1) **Amounts obtained April 27, 2021 from websites**
2) **Income Required to purchase without being cost burdened**

Housing Activity Update



Citywide	Units	Total Investment
Housing Repairs	3132	$ 18,668,580
Down Payment	1171	$ 142,184,413
Single Family Infill	532	$ 65,245,508
Mult-Family Rental	3449	$ 366,393,536
Total	8284	$ 592,492,037

2004-2019

Owner-Occupied Single-Family Home Improvement & Purchase Participants

Head of Household by Race	Minority	%	Non-Minority	%	Total
Home Improvement	2,340	97%	81	3%	2,421
Home Purchase	1,005	87%	145	13%	1,150

Head of Household by Gender	Female	%	Male	%	Total
Home Improvement	1,674	62%	1,019	38%	2,693
Home Purchase	713	62%	435	38%	1,148

Note: These represent participants who provided this information on their applications.

2004-2019

Contractor Single-Family Home Repair & Construction Contracts

Contracts	Minority	%	Non-Minority	%	Total
Home Repairs	$11.2M	89%	$ 1.3M	11%	$12.5M
Home Construction	$13.4M	45%	$16.4M	55%	$29.8M
Total	$24.6M	58%	$17.7M	42%	$42.3M

Note: Contracts awarded by single-family property owners to repair and construct houses.

Savannah Housing Initiatives

20 Year Averages – 523 Households & $31.9 Million Annually






SAVANNAH AFFORDABLE HOUSING FUND

Minor & Volunteer Home Repairs

Home Construction & Home Purchases

Traditional & Non-Traditional Rental Housing

Acquisition, Blight Removal & Local Investment

2020 vs 20 Year Historical Comparison of Housing Partnership Activity

2020 Summary

Dwellings

144 Owner-Occupied Home Repairs (21%)
78 Single Family Home Purchases (11%)
52 Single Family Home Constructions (7%)
430 Rental Dwelling Renovations/Constructions (78%)
704 Total Dwellings Impacted

Investment

$ 2.77 Million City Investment (3%)
$128.03 Million Leveraged Investment (97%)
$130.80 Million Total Investment

$185,795 Average Investment per Dwelling

Note: 2020 Leveraged Investment included an unusually large number of tax credit/bond projects (4) accounting for 430 dwellings and $102.6 million of leveraged investment driving up numbers above.

20 Year Annual Average Summary

Dwellings

227 Owner-Occupied Home Repairs (43%)
80 Single Family Home Purchases (15%)
34 Single Family Home Constructions (7%)
182 Rental Dwelling Renovations/Constructions (35%)
523 Total Dwellings Impacted

Investment

$ 4.39 Million City Investment (14%)
$ 27.51 Million Leveraged Investment (86%)
$ 31.90 Million Total Investment

$60,994 Average Investment per Dwelling

Housing Investment
City & Leveraged

City Investment typically includes:

- ❑ Savannah Affordable Housing Fund (SAHF).
- ❑ HUD Community Development Block Grant (CDBG) and HOME housing funds.

These funds often leverage significant private investment that dramatically helps increase the number of households with housing needs.

Leveraged Investment typically includes:

- ❑ Bank and mortgage company financing.
- ❑ Housing revenue bonds (typically issued by the housing authority).
- ❑ Tax credit equity.
- ❑ Cash, volunteer labor and donated materials.

These are valuable resources for housing that are often made possible by City Investment.

Representative Owner-Occupied Home Repair

Typical 2020

$12,000 to $25,000 Household Income

Basic Exterior and System Improvements

- Roofs and exterior building components
- Electrical, Plumbing & HVAC improvements

Typical Investments

$ 4,000	City Investment
$ 3,000	Leveraged Investment
$ 7,000	Total Investment

Typical Investment Partners

Community Help
Community Housing Services Agency
Savannah Affordable Housing Fund
Federal Home Loan Bank/Members
CEDRC & Members (Disaster)
United Way/Senior Citizens Inc.
Savannah Widows Society
HOME Depot Foundation (L&M)
Volunteer Organizations (Labor)

2021 Funds/Demand

$500K CDBG Funds can Reach 75 to 125 Homeowners
69 Homeowners assisted to date
192 Homeowners have applied for help
107 Homeowners have Inquired but not yet applied

Representative Home Purchase

Typical 2020

$170K to $175K Sale Price + Closing Costs
$30,000 to $50,000 Buyer Income Range
$1,000 to $2,000 Buyer Down Payment

Typical Investments: Existing House on Market

$ 8,000	City Investment
$162,000	Leveraged Investment
$170,000	Total Investment
$ 1,050	Estimated Monthly Payment

Typical Investments: Newly Constructed House

$ 52,000	City Investment
$123,000	Leveraged Investment
$175,000	Total Investment
$ 900	Estimated Monthly Payment

2021 Funds/Demand

$850K HOME Funds Expected to Reach 60 Homebuyers
20 Homebuyers have purchased homes using City assistance
25 Homebuyers have applied and are seeking homes
125 Prospective Homebuyers have inquired about purchasing

Foreclosure Note

4.9% over 20 years and 1,667 purchases from 2000-2020

Representative Rental Property Repair

Typical 2020
$22,500 repair costs per dwelling
$600 to $800 Rent for 2-Bedroom
Basic improvements--not full renovation
Small scale, non-tax credit, projects

Typical Investments
$ 7,500 City Investment
$15,000 Leveraged Investment
$22,500 Total Investment per Dwelling

Representative Tax Credit/Bond Rental

Typical 2020

Full renovation or new construction

$212,000+ development cost per dwelling

95+% Occupancy

9% Applications are very competitive and benefit from City Investment which, in 2021, includes:

- $10,000 per Dwelling earns 1 Point
- $20,000 per Dwelling earns 2 Points
- $30,000 per Dwelling earns 3 Points

9% Tax Credit (50 to 100 Dwellings Competitive)

$ 5,000 City Investment

$207,000 Leveraged Investment

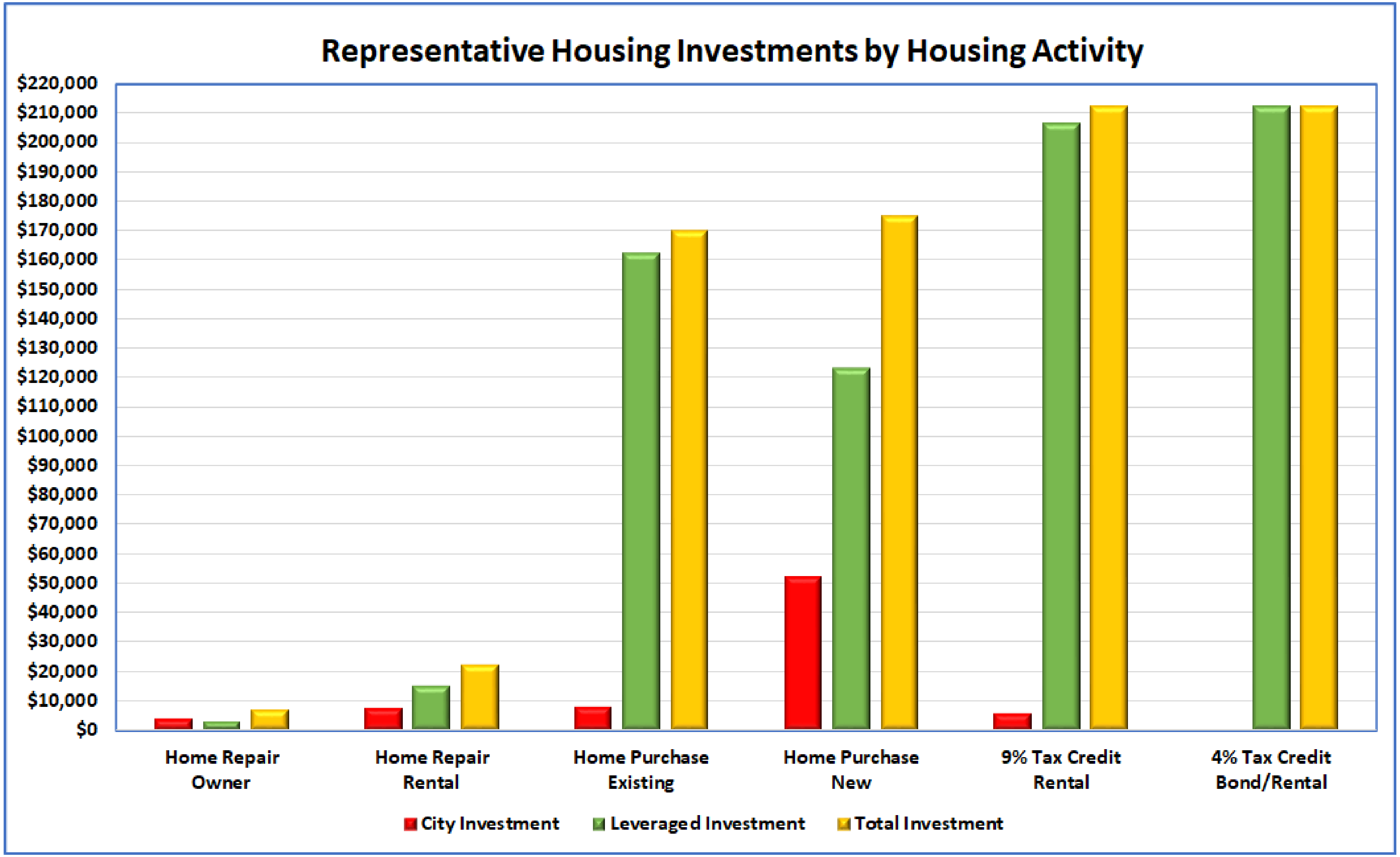
$212,000 Total Investment per Dwelling

4% Tax Credit/Bond (150 to 250 Dwellings Non-Competitive)

$ 0 City Investment

$212,000 Leveraged Investment

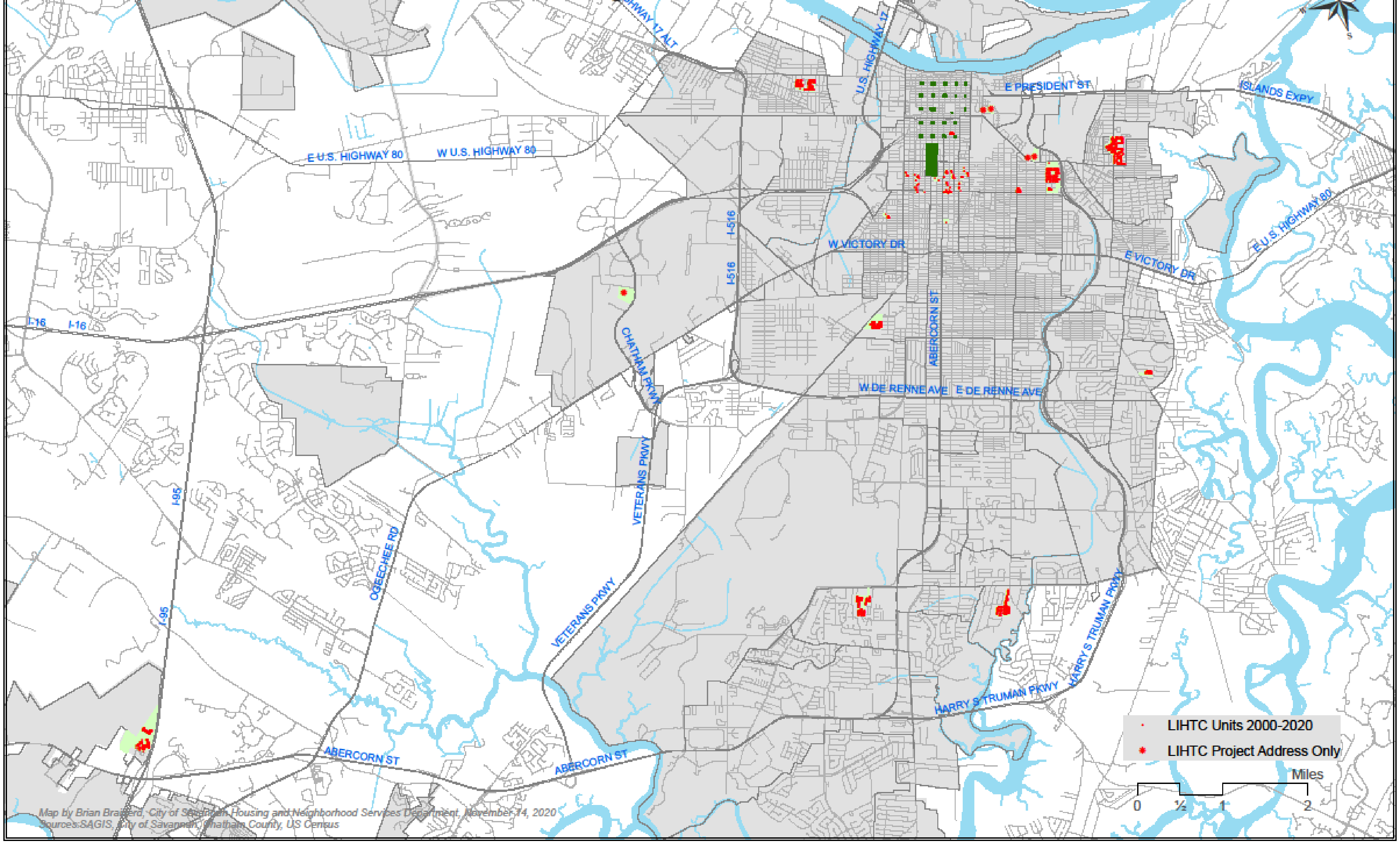
$212,000 Total Investment per Dwelling



Representative Housing Investments by Housing Activity
$220,000
$210,000
$200,000
$190,000
$180,000
$170,000
$160,000
$150,000
$140,000
$130,000
$120,000
$110,000
$100,000
$90,000
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
Home Repair Owner
Home Repair Rental
Home Purchase Existing
Home Purchase New
9% Tax Credit Rental
4% Tax Credit Bond/Rental
City Investment
Leveraged Investment
Total Investment

Tax Credit / Bond
Investments, Results & Locations

LIHTC Housing Investments 2000-2020



Savannah Tax Credit/Bond/202 Projects Since 2000

2002	9% LIHTC	HERITAGE PLACE (Charity Hospital & Florance St Elementary)	644 W 36th/1901 Florance St	88
2002	9% LIHTC	LIVE OAK PLANTATION	8505 WATERS AVE	208
2002	9% LIHTC	THE OAKS AT BRANDLEWOOD	5110 Garrard Ave	324
2003	9% LIHTC	HERITAGE CORNER AND HERITAGE ROW	2407 FLORENCE ST	70
2003	9% LIHTC	MONTGOMERY LANDING APARTMENTS	714 W 57th St	144
2003	9% LIHTC	SAVANNAH NEIGHBORHOOD ACTION PROJECT (SNAP) III	531 E Waldburg St	18
2004	9% LIHTC	VERANDA AT MIDTOWN	1415 E Henry St	100
2004	9% LIHTC, HOPE VI	ASHLEY MIDTOWN I (SAVANNAH HOPE VI)	1518 E Park Ave	168
2006	9% LIHTC	ASHLEY MIDTOWN II	1518 E PARK AVE	38
2006	4% LIHTC/Bonds	ROSE OF SHARON	322 E Taylor St	206
2007	9% LIHTC	SUSTAINABLE FELLWOOD PHASE I	1450 Barnes Dr	110
2008	9% LIHTC	SUSTAINABLE FELLWOOD PHASE II	1325 Exley St	110
2009	9% LIHTC	SAVANNAH GARDENS PHASE I	515 Pennsylvania Ave	115
2009	9% LIHTC	SUSTAINABLE FELLWOOD PHASE III	40 Eagle St	100
2010	9% LIHTC	SAVANNAH GARDENS PHASE III	500 Pennsylvania Ave	94
2012	9% LIHTC	SAVANNAH GARDEN APARTMENTS PHASE IV	514 Pennsylvania Ave	114
2013	9% LIHTC	SAVANNAH GARDENS PHASE V	202 Crescent Dr	76
2014	HUD 202	SAVANNAH GARDENS SENIOR RESIDENCES	501 Pennsylvania Ave	40
2014	9% LIHTC	SISTER'S COURT	222 E 37th St	78
2014	9% LIHTC	THE VIEW AT OGLETHORPE II AKA HITCH 1	280 Randolph St	72
2015	9% LIHTC	TELFAIR ARMS APARTMENTS	17 E Park Ave	53
2015	9% LIHTC	THE VIEW AT OGLETHORPE A/K/A HITCH 2	220 McAllister St	100
2016	9% LIHTC	ROMANA RILEY LOFTS	1108 E Anderson Street	57
2016	4% LIHTC/Bonds	RIVER POINTE (Fred Wessels Conversion)	E Board / Wheaton	280
2017	9% LIHTC	LIVE OAK LANDING I	1216 Wheaton St	70
2017	4% LIHTC/Bonds	PRESERVE AT CHATHAM	1325 Chatham Parkway	144
2017	4% LIHTC/Bonds	WATERS AT GATEWAY	96 Gateway Blvd W	276
2017	4% LIHTC/Bonds	WOODLANDS AT MONTGOMERY	227 West Montgomery Cross Road	246
2018	4% LIHTC/Bonds	WESTLAKE APARTMENTS	1900 Westlake Ave	100
2019	9% LIHTC	LIVE OAK LANDING II	2010 &2012 Wheaton St	54
2019	4% LIHTC/Bonds	PARADISE SAVANNAH (Formerly Ponderosa Forest)	4920 LaRoche Ave	56
2019	9% LIHTC	SAVANNAH GARDENS PHASE VI	2525 East Gwinnett Street	85
2019	4% LIHTC/Bonds	SAVANNAH NEIGHBORHOOD ACTION PROJECT (SNAP)	Scattered in Victorian/Dixon Park	233
				4,027

Tax Credit/Bond Rental Properties

North of 37th Street – East of Ogeechee Road – West of Marshes

- The following properties help ensure that affordable rental housing in neighborhoods that are gentrifying, rapidly increasing in monetary value, and that are close to downtown remain available to modest income persons.
- They include adaptive reuse and renovation of historic buildings, construction of new housing, and a combination of the two.
- They are owned by non-profit and for-profit entities.
- In order to be competitive for 9% tax credits, developers often elect 30-year affordability periods.
- 9% tax credit awards provide significantly more equity investment than do 4% awards—requiring less debt service and enabling lower rents.
- 9% tax credit applications are often more competitive when City Investment and support is included—a $5,000 to $10,000 City Investment per dwelling can generate $175,000+ in tax credit and other Leveraged Investment.

View at Oglethorpe I & II
172 Apartments
280 Randolph Street
Hitch Village Neighborhood
2nd City Council District

Project Overview:

Developer:	Hunt/Pennrose Companies
Project Type:	9% Tax Credit
Income Restriction:	137 <60% AMI + 35 Market
Age Restriction:	18+
Occupancy Rate:	95%
Project Completed:	2017-18
Affordability Period:	2032-33
Construction Type:	New Construction
Project Cost:	$33,018,307 Total
	$ 191,966 Average per Dwelling
Project Financing:	$ 0 City/CHSA Investment
	$33,018,307 Leveraged Investment
Infrastructure:	$6.2M City Investment
Rent Range:	$516 to $ 799 1-Bedroom
	$532 to $ 899 2-Bedroom
	$763 to $ 999 3-Bedroom
	$806 to $1,039 4-Bedroom
	Note: 70 HAP Subsidized Rents

Live Oak Landings I & II
124 Apartments
2010 Wheaton Street
Blackshear Neighborhood
3rd City Council District

Project Overview:

Developer:	WH Gross
Project Type:	9% Tax Credit
Income Restriction:	80% & Below AMI 117 / 7 Market
Age Restriction:	62+ Seniors
Occupancy Rate:	100%
Project Completed:	2020-2022
Affordability Period:	2050-2052
Construction Type:	New Construction
Project Cost:	$23,661,664 Total
	$ 190,820 Average per Dwelling
Project Financing:	$ 0 City/CHSA Investment
	$23,661,664 Leveraged Investment
Rent Range:	$511 to $800 1-Bedroom
	$614 to $850 2-Bedroom
	$696 to $795 3-Bedroom

Savannah Gardens I through VI
524 Apartments (40 Seniors)
515 Pennsylvania Avenue
Savannah Gardens Neighborhood
3rd City Council District

Project Overview:

Developer:	Mercy Housing
Project Type:	9% Tax Credit/HUD202
Income Restriction:	80% and Below AMI
Age Restriction:	18+ Families and 62+ Seniors
Occupancy Rate:	95+%
Project Completed:	2011 - 2021
Affordability Period:	2041 - 2051
Construction Type:	New Construction
Project Cost:	$ 74,800,000 Total
	$ 142,750 Average per Dwelling
Project Financing:	$ 2,000,000 City/CHSA Investment
	$ 72,800.000 Leveraged Investment
Infrastructure:	$13.7M City Investment
Rent Range:	$271 to $ 850 1-Bedroom
	$327 to $ 950 2-Bedroom
	$360 to $1,150 3-Bedroom
	$380 to $1,007 4-Bedroom

Ashley Midtown & Veranda at Midtown
306 Apartments (100 Seniors)
1518 East Park Avenue
Benjamin Van Clark Neighborhood
3rd City Council District

Project Overview:

Developer:	Integral Properties
Project Type:	9% Tax Credit/HOPE-6 Rental
Income Restriction:	252 60% AMI + 54 Market
Age Restriction:	18+ Families and 62+ Seniors
Occupancy Rate:	95%
Project Completed:	2004
Affordability Period:	2034
Construction Type:	New Construction
Project Cost:	$41,605,000 Total
	$ 135,964 Average per Dwelling
Project Financing:	$ 0 City/CHSA Investment
	$ 41,605,000 Leveraged Investment
Infrastructure:	$1.93M City Investment
Rent Range:	$531 to $1,045 2-Bedroom
	$706 to $1,403 3-Bedroom
	Note: 156 HAP Subsidized Rents

Romana Riley Lofts
57 Senior Apartments
1108 East Anderson Street
Benjamin Van Clark Neighborhood
2nd City Council District

Project Overview:

Developer:	WH Gross
Project Type:	9% Tax Credit Rental
Income Restriction:	80% & Below AMI 48 / 9 Market
Age Restriction:	55+
Occupancy Rate:	98%
Project Completed:	2019
Affordability Period:	2049
Construction Type:	Renovation & New Construction
Project Cost:	$12,044,996 Total
	$ 211,316 Average per Dwelling
Project Financing:	$ 0 City/CHSA Investment
	$12,044,996 Leveraged Investment
Rent Range:	$510 to $699 1-Bedroom (20)
	$615 to $850 2-Bedroom (37)

Sister's Court
77 Senior Apartments
222 East 37th Street
Thomas Square Neighborhood
2nd City Council District

Project Overview:

Developer:	National Church Residences
Project Type:	9% Tax Credit Rental
Income Restriction:	80% and Below AMI
Age Restriction:	62+
Occupancy Rate:	96%
Project Completed:	2017
Affordability Period:	2032
Construction Type:	Renovation & New Construction
Project Cost:	$13,652,386 Total
	$ 177,304 Average per Dwelling
Project Financing:	$ 0 City/CHSA Investment
	$13,652,386 Leveraged Investment
Rent Range:	$354 to $858 1-Bedroom (73)
	$671 to $884 2-Bedroom (4)

Savannah Neighborhood Action Project (SNAP)
232 Apartments
E & W Victorian and Dixon Park Neighborhoods
(Multiple Residential Structures)
2nd City Council District

Project Overview:

Developer:	Vitus
Project Type:	4% Tax Credit/Bond Rental
Income Restriction:	80% and Below AMI
Age Restriction:	18+
Occupancy Rate:	95%
Project Completed:	2021-22
Affordability Period:	2039
Construction Type:	Renovation
Project Cost:	$68,691,513 Total
	$ 296,084 Average per Dwelling
Project Financing:	$ 0 City/CHSA Investment
	$68,691,513 Leveraged Investment
Rent Range:	$1,055 Efficiency (4)
	$1,250 1-Bedroom (31)
	$1,325 2-Bedroom (92)
	$1,625 3-Bedroom (77)
	$1,800 4-Bedroom (28)
	Note: 232 HAP Subsidized Rents

Rose of Sharon
206 Senior Apartments
322 East Taylor Street
South Downtown Historic Neighborhood
(Whitefield Square)
2nd City Council District

Project Overview:

Developer:	Mercy Housing
Project Type:	4% Tax Credit/Bond Rental
Income Restriction:	80% and Below AMI
Age Restriction:	62+
Occupancy Rate:	95+%
Project Completed:	2006
Affordability Period:	2036
Construction Type:	Renovation
Project Cost:	$12,600,000 Total
	$ 61,165 Average per Dwelling
Project Financing:	$ 0 City/CHSA Investment
	$12,600,000 Leveraged Investment
Rent Range:	$720 to $759 Efficiency
	$770 to $928 1-Bedroom

Telfair Arms
52 Senior Apartments
17 East Park Avenue
East Victorian Neighborhood
(SE Corner Forsyth Park)
2nd City Council District

Project Overview:

Developer:	National Church Residences
Project Type:	9% Tax Credit Rental
Income Restriction:	80% and Below AMI
Age Restriction:	62+
Occupancy Rate:	96%
Project Completed:	2017
Affordability Period:	2032
Construction Type:	Renovation
Project Cost:	$9,774,333 Total
	$ 187,968 Average per Dwelling
Project Financing:	$ 0 City/CHSA Investment
	$9,774,333 Leveraged Investment
Rent Range:	$1,434 Efficiency (9)
	$ 540 to $1,567 1-Bedroom (40)
	$1,695 2-Bedroom (3)
	Note: 45 HAP Subsidized Rents

Heritage Place
(Charity Hospital & Florance Street Elementary)
88 Apartments
644 West 36th Street
Cuyler-Brownville Neighborhood
1st City Council District

Project Overview:

Developer:	Mercy Housing
Project Type:	9% Tax Credit Rental
Income Restriction:	80% and Below AMI
Age Restriction:	18+
Occupancy Rate:	95+%
Project Completed:	2002
Affordability Period:	2035
Construction Type:	Renovation & New Construction
Project Cost:	$8,800,000 Total
	$ 100,000 Average per Dwelling
Project Financing:	$ 537,000 City/CHSA Investment
	$8,263,000 Leveraged Investment
Rent Range:	$557 to $ 740 1-Bedroom
	$670 to $ 870 2-Bedroom
	$773 to $1,020 3-Bedroom

Sustainable Fellwood I, II & III
320 Apartments (100 Senior)
1325 Exley Street
West Savannah Neighborhood
1st City Council District

Project Overview:

Developer:	Melaver/Vanguard/Parallel
Project Type:	9% Tax Credit Rental
Income Restriction:	80% and Below AMI
Age Restriction:	18+ and 62+
Occupancy Rate:	
Project Completed:	2009
Affordability Period:	2041
Construction Type:	New Construction
Project Cost:	$32,000,000 Total
	$ 100,000 Average per Dwelling
Project Financing:	$ 0 City/CHSA Investment
	$32,000,000 Leveraged Investment
Infrastructure:	$3.65M City Investment
Rent Range:	$318 to $755 1-Bedroom
	$318 to $855 2-Bedroom
	$428 to $955 3-Bedroom

1K-in-10 Update

1K-in-10 Overview

- **2021 is the first year of the $10M SPLOST funding available to acquire and bring about the redevelopment of 1,000 blighted, abandoned, properties over the next 10 years.**

- **Properties acquired by the City using eminent domain, as means of last resort, will be transferred to the Land Bank Authority where heirs will be given first opportunity to acquire the property with clear title and renovate or construct new housing.**

- **Staff are currently evaluating potential properties and strategies in several neighborhoods.**

- **Midtown is one of those neighborhoods and part of the mobile housing workshop.**

2,591 Blighted Properties Likely Within 3 Miles From Intersection of Bull & Henry Streets

Location of Blighted Structures & Lots

75% Lots

25% Houses

Zone A – 1 Mile Radius

459 Properties

- 366 Lots
- 93 Houses

Zone B – 2 Mile Radius

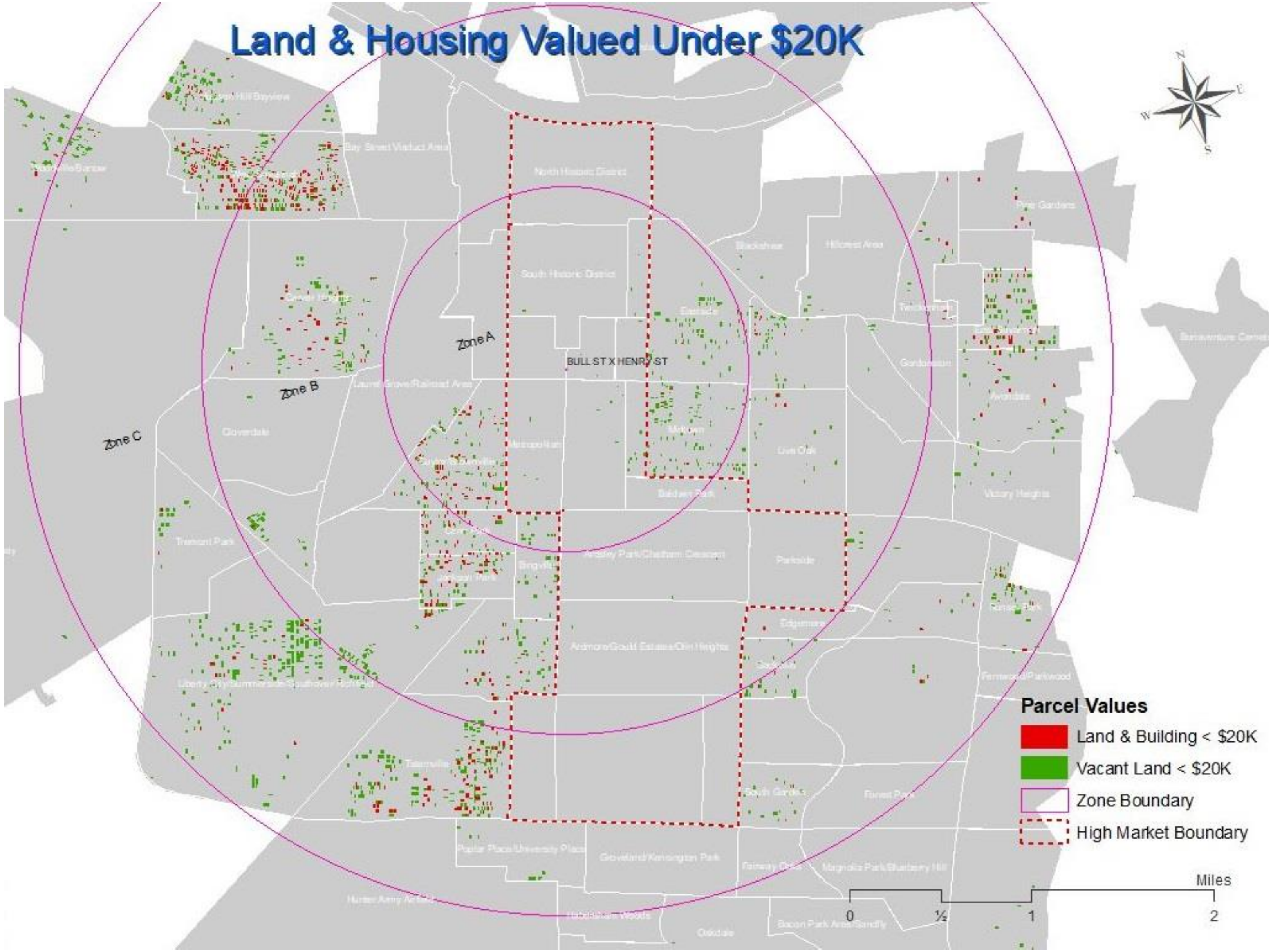
927 Properties

- 618 Lots
- 309 Houses

Zone C – 3 Mile Radius

1,205 Properties

- 916 Lots
- 289 Houses



Figures from upon April 2019 Data

1K-in-10 Strategies

- **Single Property Strategy (SPS)**

  Facilitate the acquisition and/or redevelopment of a single blighted, abandoned, property located within a block of housing that, for the most part, is in otherwise good condition anywhere within the City.

- **Multiple Property Strategy (MPS)**

  Facilitate the acquisition and/or redevelopment of multiple blighted, abandoned, properties located near one another within a portion of a neighborhood with the expectation that such investment here will pave the way for future redevelopment in other parts of the neighborhood.

Single Property Strategy – Examples

Focus on a Blighted Property in an Otherwise Well Maintained Block

Multiple Property Strategy – Example

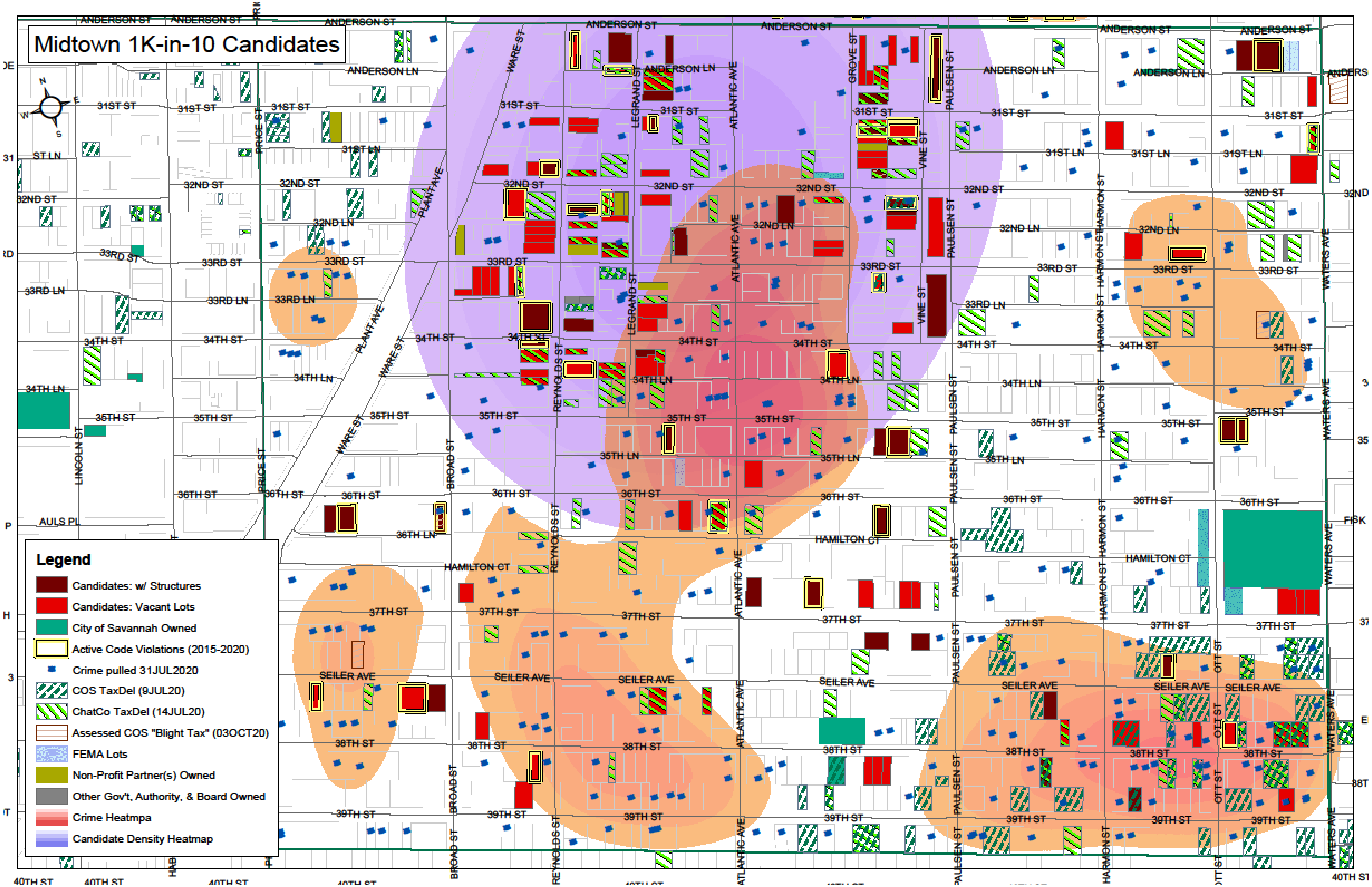
Midtown Neighborhood Focus Area Generally Bounded by E. Anderson – Paulsen – E 36th St. – E. Broad







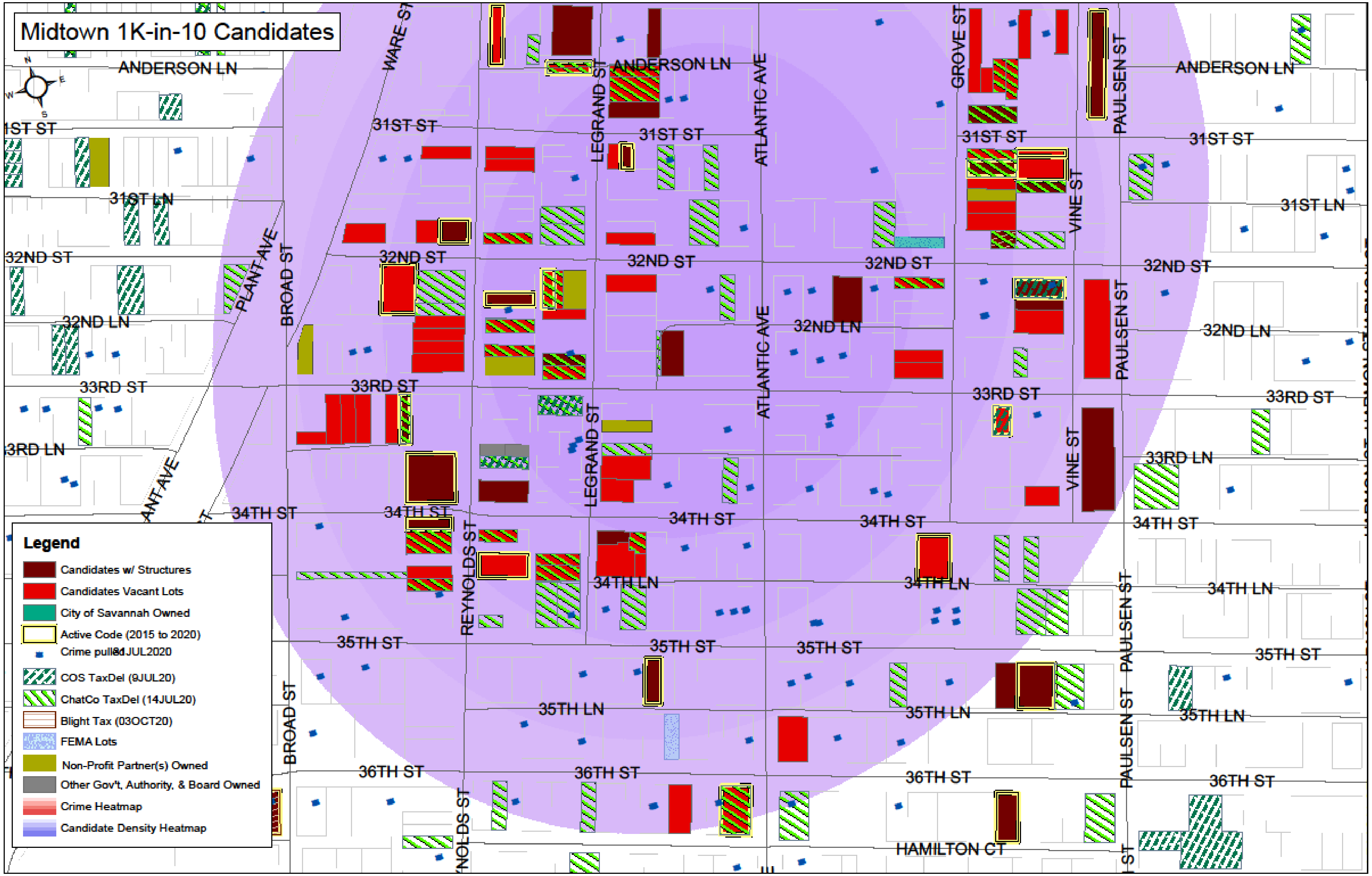

- The Midtown neighborhood is experiencing demographic and economic change—not all of which is bad.
- Vacant houses are being renovated and new houses are being built on vacant lots--selling for upwards of $200,000.
- This area of Midtown includes about 120 blighted and tax delinquent properties.
- 1K-in-10 investment could help the neighborhood and preserve some of these properties for modest income persons.



Example

MPS Midtown Neighborhood Assessment

Conditions Observed and Documented for Entire Neighborhood



Example

MPS Midtown Neighborhood Focus Area Assessment

Conditions Observed and Documented

122 Properties

9 LBA Owned
23 Vacant Buildings
57 Vacant Lots
52 Unpaid Prop Tax
1 Blight Tax
19 Active Code Cases

Possible Code Violations / Benchmark Property Conditions

Property Address: XXXX Reynolds PIN: YYYYY YYYYY Observation Date: 11/09/20

Do any of the following paragraphs of **SECTION 108 UNSAFE STRUCTURES** apply to the property?

_X_108.1.1 **Unsafe Structure**

_X_108.1.3 **Structure unfit for human occupancy**

_X_108.1.5 **Dangerous structure or premises**

_X_108.2 **Closing of vacant structure** (Not to code)

Do any of the following paragraphs of **SECTION 302 EXTERIOR PROPERTY AREAS** apply to the property?

___302.1 **Sanitation** (Noticeable litter or unsanitary conditions) Mattresses in side yard

___302.2 **Grading and drainage** (Noticeable erosion; evidence of standing water)

___302.3 **Sidewalks and driveways** (Noticeable disrepair; hazardous conditions)

_X_302.4 **Weeds** (Higher than permitted) **All over house and roof**

___304.7 **Accessory structures** (Outbuildings, fences, walls in disrepair)

Do any of the following paragraphs of **SECTION 304 EXTERIOR STRUCTURE** apply to the property?

_X_304.1.1 **Unsafe conditions**

_X_304.2 **Protective treatment** (Exterior surfaces coatings defective; not weather protected)

___304.3 **Premises identification** (House numbers not present or visible)

_X_304.4 **Structural members** (Noticeable structural defects in foundation, wall, roof)

_X_304.5 **Foundation walls** (Noticeable surface defects; allow entry of rodents and pests)

_X_304.6 **Exterior Walls** (Noticeable surface defects; not protected from deterioration) **South side**

_X_304.7 **Roofs and drainage** (Noticeable defects that could admit rain; buildup of leaves or other conditions that impede rainwater drainage off roof) **Rusted metal roof / vegetation**

_X_304.8 **Decorative features** (Noticeable cornice defects)

_X_304.9 **Overhang extensions** (Noticeable defects)

___304.10 **Stairways, decks, porches and balconies** (Noticeable defects)

___304.11 **Chimneys and towers** (Noticeable defects)

___304.12 **Handrails and guardrails** (Noticeable defects or missing components)

_X_304.13 **Window, skylight and door frames** (Noticeable defects, fit)

_X_304.15 **Doors** (Noticeable defects to exterior door, components, fit)

Determining Best Course of Action for Property Acquisition

Steps	Determining Best Course of Action for Acquiring Blighted or Abandoned Properties
1	Determine if property meets 1K-in-10 definition for blighted, abandoned, property
2	Determine if property has delinquent property taxes/assessment/amounts
3	Determine if property has code compliance violations/documentation
4	Determine if property has clear or cloudy title
5	Determine property value
6	Determine if property is contributing to crime or criminal activity in neighborhood
7	Map property conditions and locations
8	Select best Course of Action

Preferred Course of Action/Months to Clear Title	1	2	3	4	5	6	7	8	9	10	11	12		18
Clear Title Acquisition														
Delinquent Tax In Rem Sale														
Marshal/Sheriff Tax Sale & Quiet Title														
Nuisance Abatement Ordinance In Rem Sale														
Eminent Domain Acquisition – Last Resort														

Increased Construction Costs
&
Factory Built – Site Installed Housing Update

Factory Built -- Site Installed Housing

- Single-family house construction prices have increased by at least $20 a square foot or between $20,000 and $30,000+ per house over the past year.

- CHSA Development and the Housing & Neighborhood Services Department are evaluating:
  - Product quality and potential cost savings associated with factory-built housing.
  - Viability and benefits of opening a Savannah housing plant that might:
    - Reduce construction / housing costs.
    - Generate revenue for affordable housing initiatives.
    - Provide construction training/employment in the factory.
    - Help create the next generation of home builders.

- The first two factory-built houses purchased by CHSA Development from Highline Structures are being installed by Dasher Construction Company on Pennsylvania Avenue in Savannah Gardens, weather permitting, on May 18.

Explore Opportunities to Attract a Modular Housing Plant to Savannah

CHSA Development, Inc. has ordered 2 factory-built homes from Highline Structures in Baxley, GA, that will be installed by Dasher Construction Company at Savannah Gardens—providing a chance to compare quality and pricing with similar fully field-built houses.