

City of Savannah Housing & Community Development Program

2020 One-Year Action Plan Recommendations

A required component of the City's
Five Year Housing and Community Development Plan



August 29, 2019

The City's Five Year Housing and Community Development (HCD) Plan...

- Serves as the blueprint for how the City will assist low-to-moderate income persons and neighborhoods within the city limits of Savannah.
- Is developed every five years by the City's Human Services and Housing and Neighborhood Services Departments through an extensive planning process involving residents, community groups, City departments, agencies, and the general public.
- Establishes community priorities and performance goals for eligible activities in the areas of: housing, economic development, neighborhood revitalization, homeless assistance and other human services.
- Meets federal comprehensive planning requirements and must be approved by the U.S. Department of Housing and Urban Development (HUD).



The One Year Action Plan...

- Is the City's official proposal to HUD for use of federal funding received on an annual basis to assist the City in achieving its Five Year HCD Plan goals
- Identifies the specific programs, service providers, performance goals and funding levels proposed to address the needs of low-to-moderate income residents and neighborhoods
- Is the culmination of a planning and budget allocations process that must comply with the City's HUD-approved public participation plan including:
 - Two public hearings
 - An open-competitive grant application process
 - Public advertisement
 - 30 day comment period
- Must be reviewed and approved by U.S. HUD



Federal Entitlement Funds...

- Annual grants awarded directly to “Entitlement Communities”
- “Entitlement Communities” - metropolitan cities with populations of 50,000 or more.
(Smaller cities receive funding through the state.)
- Grant amounts are determined by HUD using a statutory formula
(Formula includes measures of community need, e.g. poverty, population, housing age/overcrowding, growth lag/rate, etc.)
- HUD Entitlement Grants include:
 - Community Development Block Grant (CDBG)
 - HOME Investment Partnership Grant (HOME)
 - Emergency Solutions Grant (ESG)



CDBG

Must benefit low-to-moderate income persons, remove or eliminate slum and blight, or meet an urgent need (e.g. natural disaster).

Funds may be used for property acquisition; rehabilitation of residential and nonresidential property; public services; homeownership assistance; and assistance to for-profit businesses for economic development.

Local CDBG Activities

Human Services: Poverty Reduction

Programs must provide job training, GED education/GED and employment assistance.

Human Services: Special Purpose

Federally or locally designated priorities include: Homeless Continuum of Care Management; home buyer education; assistance to persons with disabilities.

Economic Development

Marketing & administration of the City's Small Business Loan Programs and job creation.

Performance Outcomes

Human Services Programs	2018 Goals	2018 Results
Poverty Reduction	80	133
Special Purpose/Persons with Disabilities	54	62
TOTAL PERSONS SERVED	134	195
Economic Development	2018 Goals	2018 Results
City-assisted loans, loan guarantees funded	7	17
Low-to-moderate income jobs created from current and prior year loans	7	10



Cooking classes at MJAC



Goodwill Hospitality Program Graduates

ESG

Helps individuals and families regain housing stability after experiencing a housing crisis or homelessness.

Funds may be used for street outreach, emergency shelters, essential services for sheltered residents, homeless prevention, rapid re-housing assistance, and managing the homeless information system.

Local Activities

Emergency Shelter

Funds essential services to homeless persons in emergency shelters and may assist with shelter operating costs.

Homeless Prevention

Housing relocation, stabilization, and short/medium term rental assistance to keep persons at risk of homelessness from becoming homeless

Performance Outcomes

Homeless Services Programs	2018 Goals	2018 Results
<u>Homeless Prevention</u> Short term rent and utility assistance to persons at risk of homelessness.	170	1,279
<u>Emergency Shelter</u> Food, shelter, and clothing to persons experiencing homelessness.	1,471	1,680
TOTAL PERSONS SERVED	1,649	2,959

Housing (CDBG/HOME)

Assists communities in increasing the availability of decent affordable housing for low-to-moderate income households.

Funds may be used for building, buying or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.

Local Activities

Dream Maker Home Buyer Program

Grants and loans for down payment assistance or gap financing for home acquisition.

Vacant/Infill Housing

Financing for acquisition, construction, rehabilitation and sale of single family housing.

Owner-Occupied Home Improvements

Minor interior and exterior improvements to homes of income-eligible households

Rental Property Rehabilitation

Financing for rehabilitation of affordable rental properties

Performance Outcomes

Housing Programs	2018 Goals	2018 Results
Home Buyers	80	92
Vacant/Infill Housing	24	19
Owner-Occupied Home Improvements	166	172
Rental Property Development	420	422
Loans serviced	1,100	1,133
Investment	2018 Goals	2018 Results
Public Investment	\$ 3.6	\$2.9
Private/Other Investment	\$72.5	\$71.8
Total Investment (Millions)	\$76.1	\$74.7

Note: Outcomes shown above are for all housing partnership activities and funding sources, including CDBG and HOME.



Minor Home Repair Volunteers



Affordable Housing Fund Recipient

HOUSING PRODUCTION SUMMARY (2009-2018)

Activity	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
Home Buyer Programs	90	97	73	85	71	70	79	79	48	92	784
Homeowner Program	191	213	121	162	154	166	144	171	155	172	1,649
Rental Programs	120	215	134	87	135	76	150	333	407	422	2,079
Infill / Vacant House Development	49	32	39	38	28	21	21	11	18	19	276
Total	450	557	367	372	388	333	394	594	628	705	4,788
Public Investment (Millions)	\$ 4.2	\$ 4.0	\$ 6.0	\$ 3.8	\$ 3.0	\$ 3.4	\$ 3.2	\$ 2.7	\$ 2.6	\$ 2.9	\$ 35.8
Private Investment (Millions)	\$ 27.8	\$38.1	\$23.2	\$10.6	\$22.8	\$17.7	\$33.6	\$40.0	\$64.2	\$71.8	\$349.8
Total Investment (Millions)	\$32.0	\$42.1	\$29.2	\$14.4	\$25.8	\$21.1	\$36.8	\$42.7	\$66.8	\$74.7	\$385.6

Note: Outcomes shown above are for all housing partnership activities and funding sources, including CDBG and HOME.

REMAINING MAJOR PROJECTS TO START IN 2019

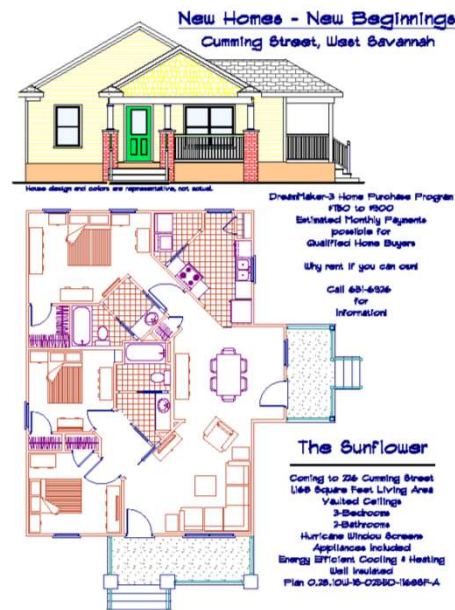
1. Cumming Street: New Homes – New Beginnings

- Construction of first house at 226 Cumming on September 17
 - Another 6 houses expected to begin construction in Spring 2020
- Demolition of five more blighted, abandoned houses in 4th quarter

2. Savannah Gardens Final Phase

- 85 new apartments
- 28 single family homes
- New public infrastructure

Cumming Street, West Savannah
New Homes – New Beginnings

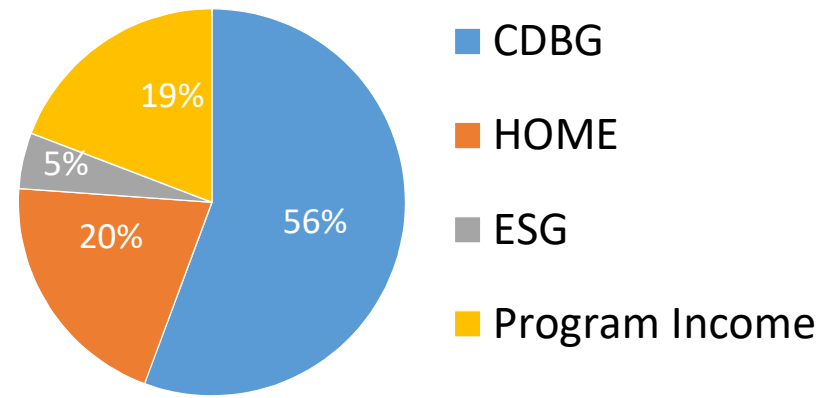


2020 Estimated Revenue

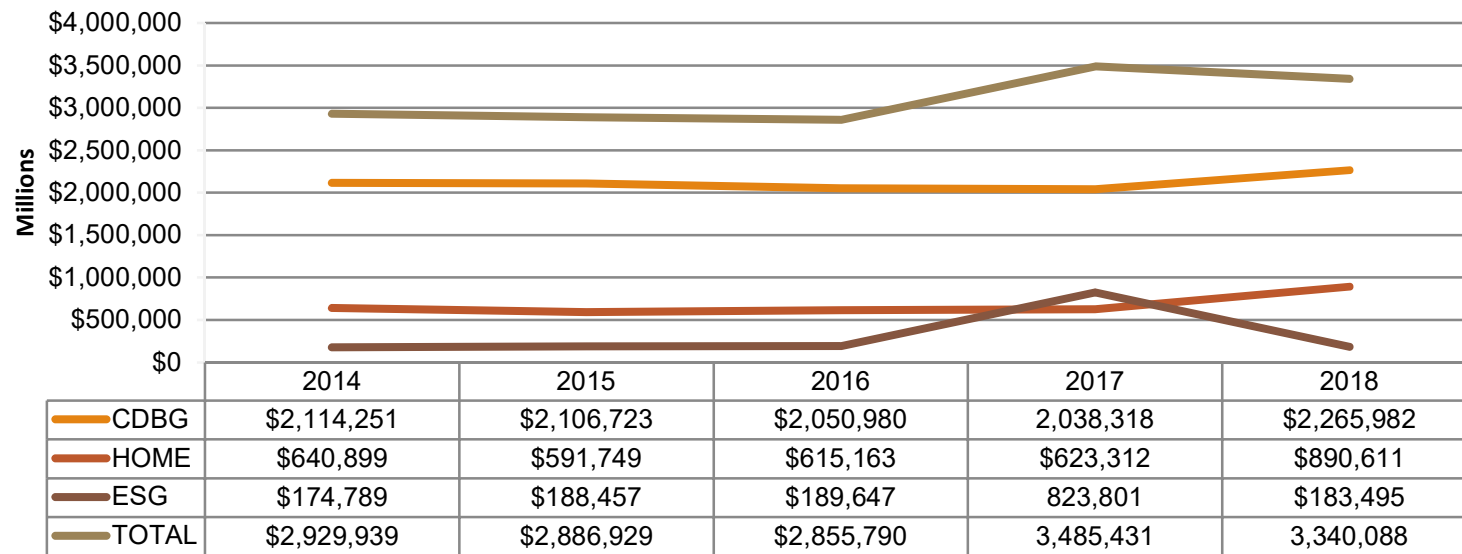
Funding Source	Estimated Revenue*
Community Development Block Grant (CDBG)	\$2,287,739
Emergency Solutions Grant	\$192,273
HOME Investment Partnership Grant	\$841,623
Estimated Program Income (CDBG, HOME)	<u>\$788,907</u>
Total 2020 Estimated Revenue	\$4,110,542

**Estimated grant revenue totals are based on current year federal allocations.*

Estimated Revenue



Five Year Federal Allocations Trend (2014-2018)



Community Development Block Grant	\$151,731
HOME Partnership Grant	\$249,712
Emergency Solutions Grant	\$8,706
NET GAIN (2014 to 2018)	\$410,149

Proposed 2020 One Year Action Plan			
REVENUE	2019 Actual	2020 Projected	Difference
Community Development Block Grant Allocation	\$ 2,287,739	\$ 2,287,739	\$ -
HOME Partnership Investment Grant Allocation	\$ 841,623	\$ 841,623	\$ -
Emergency Solutions Grant Allocation	\$ 192,273	\$ 192,273	\$ -
Estimated Program Income	\$ 817,888	\$ 788,907	\$ (28,981)
Total Estimated Revenue	\$ 4,139,523	\$ 4,110,542	\$ (28,981)
EXPENDITURES	2019 Actual	2020 Proposed	Difference
CDBG Human Services	\$ 334,366	\$ 334,366	\$ -
CDBG Housing Development	\$ 1,334,443	\$ 1,132,044	\$ (2,399)
CDBG Economic Development	\$ 399,588	\$ 394,907	\$ (4,681)
CDBG Program Administration	\$ 499,160	\$ 515,329	\$ 16,169
HOME Housing Programs	\$ 1,379,693	\$ 1,341,623	\$ -
ESG Homeless Programs	\$ 192,273	\$ 192,273	\$ -
Total Estimated Expenditures	\$ 4,139,523	\$ 4,110,542	\$ (28,981)

Next Steps

August 30	Notification letters mailed to agencies
August 30	Proposed One Year Action Plan published & 30 Day Public Comment Period begins
September 30	30 Day Public Comment Period ends
October 10	Second Public Hearing & Adoption of One Year Action Plan
November 15	Plan prepared for submission to U.S. HUD

Thank you for your consideration.