

Amendment #1
Savannah Gardens Neighborhood Urban Redevelopment Plan
April 26, 2018

The Savannah Gardens Neighborhood Urban Redevelopment Plan (the “URP”) was adopted by the Mayor and Aldermen of the City of Savannah on March 26, 2009. The primary focus of the URP is the redevelopment of the roughly 44 acre dilapidated and vacant Strathmore Estates Apartments. It also includes the redevelopment of two adjoining parking lots between Strathmore Estates Apartments and Gwinnett Street. The owner and Master Developer for the Savannah Gardens urban redevelopment area is CHSA Development, Inc. (CHSA) a Savannah non-profit housing organization.

Amendment #1 to the Savannah Gardens Neighborhood URP:

1. Expands the boundaries of the urban redevelopment area by approximately 1.71 acres to include the abandoned, dilapidated grocery store on the south side of East Gwinnett Street between Pennsylvania Avenue and Long Avenue. This parcel of land was purchased in 2008 by CHSA along with the two adjoining parking lots on the north side of East Gwinnett Street already included in the urban redevelopment area boundaries. Including the 1.71 acre site in the urban redevelopment area will allow for continued development of the community in a unified and coordinated manner consistent with the Savannah Gardens Planned Unit Development (PUD) and URP. See **Exhibit A** for the boundaries of the Savannah Gardens urban redevelopment area and **Exhibit B** for the boundaries of the Savannah Gardens PUD.
2. Modifies proposed land uses for the urban redevelopment area including providing a mixed use land use classification proposed for the former grocery store site and its vacant parking lots, as shown in **Exhibit B**. This in turn modifies the Conceptual Land Design for the PUD, as shown in **Exhibit C**. The proposed land uses are consistent with the Chatham County-Savannah Comprehensive Plan Future Land Use Map.
3. Recognizes that public input remains as important to the Savannah Gardens redevelopment initiative as it was in 2008 when two charrettes, neighborhood association and advisory committee meetings were held in advance of a public hearing. Public input was sought and received at PUD and URP amendment informational meetings held at Savannah Gardens on March 2, March 9, and April 2, 2018. Additionally, a public hearing was held during the April 26, 2018 City Council meeting.
4. Recognizes that the physical conditions of the urban redevelopment area have improved significantly as a result of the adoption of the URP in 2009 and the planned, phased development that has been carried out to date. The amendment also recognizes that while positive change has occurred, work remains to be accomplished on the undeveloped portions of the urban redevelopment area. Since adoption of the URP, 380 severely dilapidated and vacant structures on the Strathmore Estates property have been demolished, and substandard and inadequate infrastructure has been replaced. Some 510 dwellings have been constructed in several phases along with public park and infrastructure improvements. Of the 449 new rental dwellings, 40 are reserved for senior citizens. Sixty one single family houses have been built and sold to first time home buyers. The City of Savannah has installed new public infrastructure and parks west of Pennsylvania Avenue and north of Crescent Drive east of Pennsylvania Avenue. Dwelling and site improvements incorporate green EarthCraft, neo-traditional and New Urbanism design principals. Redevelopment of the original 44-acre Strathmore Estates site is about 80% complete. Despite these phased improvements, adverse conditions resulting from demolition and clearing of the Strathmore Estates property remain on the approximately 12 acres of the urban redevelopment area. The abandoned, dilapidated grocery store and vacant parking lots on East Gwinnett Street between Pennsylvania Avenue and Long Avenue also contribute to the area’s blighted conditions. These conditions will be remediated and the land on which they are located will be redeveloped as URP is completed.

5. Recognizes that household incomes, housing quality, and housing affordability has improved as a result of the URP in the urban redevelopment area. Neighborhoods adjoining the urban redevelopment area continue, however, to be challenged by low income levels, high levels of housing cost burden, and aging housing stock. Estimated census data shows that the 2016 median household income for the census block groups that include the urban redevelopment area and portions of the adjoining East Savannah and Twickenham neighborhoods was \$28,516, compared with \$37,108 citywide. Approximately half of households in the census tracts surrounding the urban redevelopment area are cost burdened, meaning they spend more than 30% of their income on housing. The majority of rental dwellings across these tracts are not affordable to very low- and low-income families. In addition, the vast majority of housing stock across these tracts is almost 40 years old, and many housing units are approaching 70 years old, which can burden households with high operating costs and health and safety issues. See **Exhibit D** for further detail on current socioeconomic conditions.
6. Recognizes that the demand for quality, affordable housing identified in the original URP remains high. The 449 apartments constructed on the Savannah Gardens site to date enjoy a roughly 98% occupancy rate with a waiting list of approximately 300. Additionally, the demand for single family detached home purchases remains strong. URP Amendment #1 and the master developer anticipate a need for approximately 625 dwellings--550 rental dwellings and 75 single family owner-occupied dwellings. The amended PUD allows for up to 702 dwellings.
7. Supports the development of between 80 and 100 new rental dwellings and approximately 20 new single family homes by the end of 2021 at the latest. To facilitate the development of additional rental housing, URP Amendment #1 supports the use of Low Income Housing Tax Credits,¹ HOME funds from the Department of Community Affairs, Federal Home Loan Bank (FHLB), Savannah Affordable Housing Fund (SAHF),² a long term ground lease and other similar funding. URP Amendment #1 also supports the continued use of the SAHF, City HOME funds, bank financing and similar funds for the development and sale of single family owner-occupied homes.
8. Supports the continued use of already allocated City CIP funds to complete the installation of Savannah Gardens public infrastructure and green space. This shall include the redevelopment of Wyoming Street; the extension of Gable Street connecting the East Savannah neighborhood to Savannah Gardens; the installation of public utilities including a new water main on Long Avenue that benefits both the Savannah Gardens and East Savannah neighborhoods. Supports the continued use of EarthCraft, new urbanism and neo-traditional design principles. The estimated cost of these remaining public infrastructure improvements in support of Savannah Gardens is about \$1.46 million. City funds are available. The City has already invested \$11.7 million dollars on public infrastructure and park improvements.
9. Establishes a sunset date for the Savannah Gardens Urban Redevelopment Plan of December 31, 2021.

¹ It is anticipated that an application for Low Income Housing Tax Credits will be submitted in 2018 to support the development of new rental housing at Savannah Gardens. Savannah Gardens Phase VI will provide quality, affordable housing in which at least 80% of the dwellings are designated for households 60% of the Area Median Income or less and up to 20% of the dwellings are designated for families of any income.

² On March 27, 2018, the CHSA Board of Directors approved a loan from the Savannah Affordable Housing Fund for the development of between 80 and 90 new affordable rental dwellings in Savannah Gardens. The Savannah City Council is anticipated to authorize the use of these funds as described herein at its April 26, 2018 regular meeting.

EXHIBIT A

Savannah Gardens Urban Redevelopment Plan Boundary

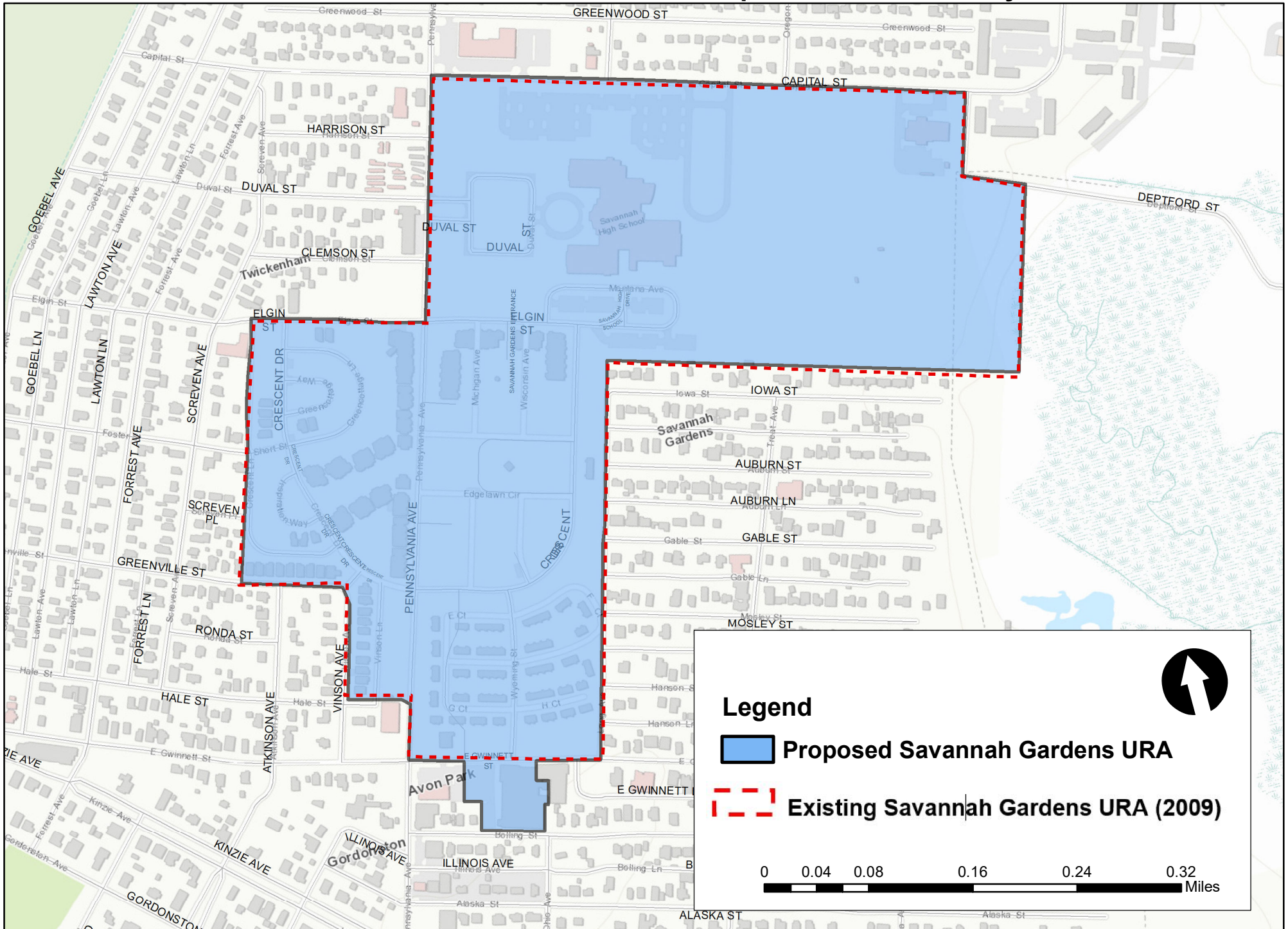
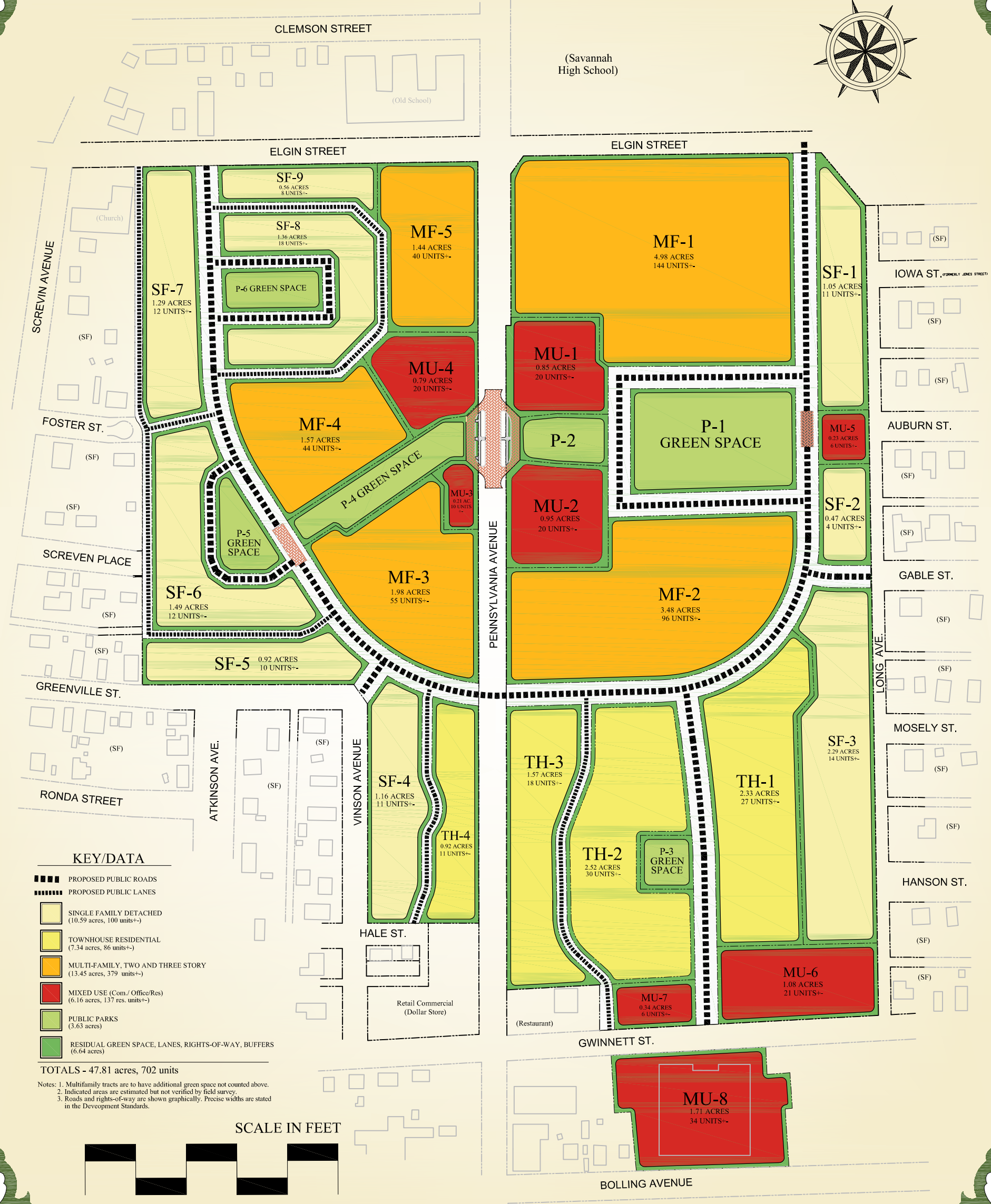
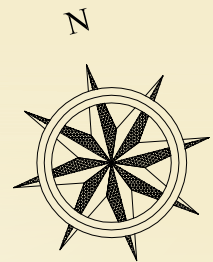


EXHIBIT B



MASTER PLAN AMENDMENT SAVANNAH GARDENS SAVANNAH, GEORGIA for CHSA Development, Inc. by Dempsey Land Design

EXHIBIT C

Savannah Gardens

Savannah, Georgia

A CHSA Project
in Partnership with
The City of Savannah

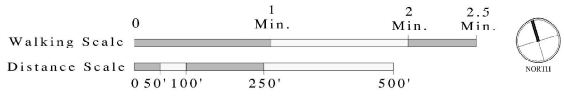
April 2018



- Community Hub**
- Plaza
 - CAT Station
 - Protected Pedestrian Crosswalk

Building Type Key

- Single Family - Attached
- Single Family - Detached
- Multi-Family
- Mixed Use



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The map illustrates a general plan of the development which is for the owner's review only. It does not constitute an offer or a contract. It is subject to change and omission without prior written notice to the holder. Conditions, easements and other matters are not shown. The plan is not to scale and is subject to all applicable laws and regulations. © 2018 Thomas and Hutton.

EXHIBIT D

Savannah Gardens URA Socioeconomic Conditions

Population

The Savannah Gardens Urban Redevelopment Area (URA) is home to an estimated 1,494 people, showing a 66% increase since 2000. The URA is predominantly African American with an estimated 96% of residents counted as Black/African American. Whites make up 2.2% of the population, and other races account for 2%. People with Hispanic origins (of any race) make up only 0.2% of the neighborhood's population, compared with 5% citywide. The estimated 2016 median household income averaged across the census block groups falling within the URA was \$28,516, compared with \$37,108 in Savannah.

TABLE 1: POPULATION	Savannah Gardens URA	City of Savannah
Estimated Population (2016)	1,452	144,717
Male	46%	48%
Female	54%	52%
Black / African American	96%	54%
White	2.2%	40%
Other	2%	7%
Hispanic	0.2%	5%
Median Age	31.5	31.8
Total Households	427	53,865
Median Household Income	\$ 22,813 - \$ 34,219*	\$37,108

Source: American Community Survey, 2012 - 2016 Five Year Estimates for portions of Census Tract 36.01, Block Group 2 and Census Tract 37, Block Group 1.

* The median household income shown for Savannah Gardens represents a range across the two census block groups encompassing the URA.

Housing Affordability and Housing Cost Burden

Table 2 below shows percentages of households at various income levels that are cost burdened and severely cost burdened Census Tracts 36.01, 36.02, 37 and 22. In addition to Savannah Gardens, these tracts include all or portions of the surrounding neighborhoods of Twickenham, East Savannah, Avondale, Pine Gardens, Benjamin Van Clark Park, Winter Gardens/Brightwood, and Gordonston.

Table 2 also shows the percentage of renter and owner units that are affordable to low and moderate income households. (Cost burden = monthly housing costs (including utilities) exceed 30% of monthly income. Severe cost burden = monthly housing costs (including utilities) exceed 50% of monthly income.)

Exhibit D: Socioeconomic Conditions, p. 2

TABLE 2: HOUSING AFFORDABILITY AND COST BURDEN	CT 22	CT 36.01	CT 36.02	CT 37
Median Household Income	\$ 27,205	\$ 25,425	\$ 28,883	\$ 28,077
Housing Cost Burden				
Households Paying > 30% of Income for Housing	48%	51%	48%	62%
Low Income Households	915	425	200	690
% of LI Households with Severe Cost Burden	54%	44%	58%	73%
Moderate Income Households	1,210	615	1,220	315
% of MI Households with Severe Cost Burden	42%	30%	34%	46%
Affordable Housing Supply				
% Renter units not affordable to 30% HAMFI ¹	99.3%	98%	100%	87%
% Renter units not affordable to 50% HAMFI	69.4%	91%	93%	70%
% Renter units not affordable to 80% HAMFI	8.5%	25%	13%	10%
% Owner units not affordable to 50% HAMFI	70.9%	85%	88%	92%
% Owner units not affordable to 80% HAMFI	49.4%	48%	70%	74%
Age of Housing				
Units built 2000 or later	5%	5%	2%	34%
Units built 1980–1999	12%	12%	24%	15%
Units built 1950–1979	49%	64%	48%	33%
Units built 1949 or earlier	34%	20%	26%	18%
Median age of structure for renter-occupied units	1955	1971	1972	2000

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2010-2014 Estimates (most recent available data).

Approximately half of households in Census Tracts 36.01, 36.02, 37 and 22 are cost burdened, meaning they spend more than 30% of their income on housing. The majority of rental units across these tracts are not affordable to very low- and low-income families. Between 70% and 92% of owner units across these tracts are not affordable to low income families, and between 48% and 74% of owner units are not affordable to moderate-income families.

The vast majority of the housing stock in the neighborhoods surrounding Savannah Gardens is almost 40 years old, and over a third of the housing stock in some of these neighborhoods is approaching 70 years old. Older housing stock often has obsolete mechanical systems that can burden occupants with high utility bills or health and safety issues. This is particularly true of low income households who often have deferred maintenance. Operational costs for rental housing can also burden households with otherwise affordable rent.

¹ HAMFI is the HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. Very low-income, low-income, and moderate-income families are defined as families whose incomes do not exceed 50, 80 and 120 percent of the median family income for the area, respectively.