

# **Housing Savannah City Council Mobile Workshop**



**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



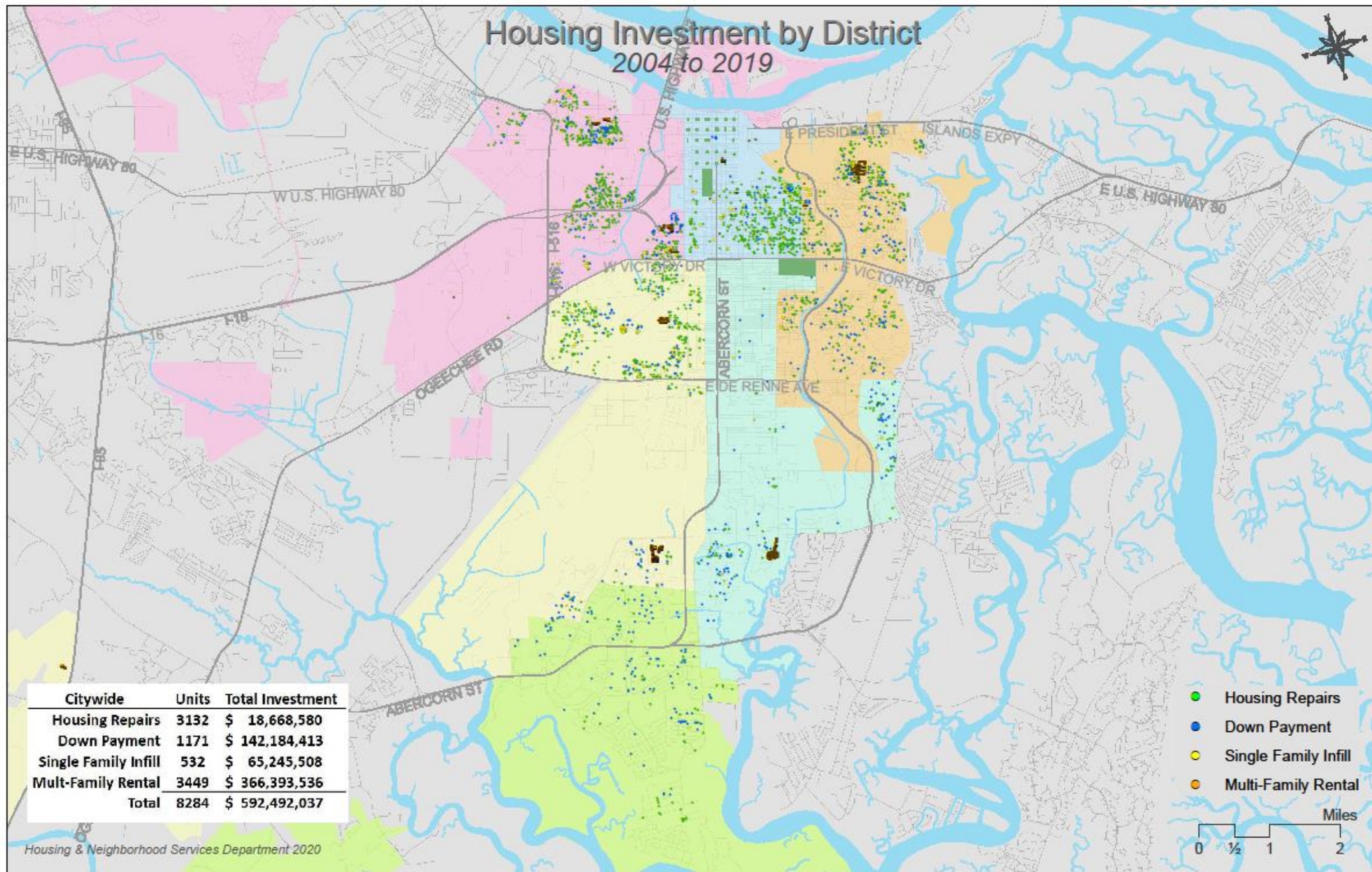
# Savannah Rents & Single-Family House Sale Prices/Values

Savannah Rents	Studio	1-Bed	2-Bed	3-Bed	4-Bed	Savannah Single Family House	Amounts
<b>HUD 2021 Fair Market Rents</b> 30% of Income from \$33,000 to \$63,500	\$ 838	\$ 887	\$1,010	\$1,385	\$1,589		
<b>Savannah Gardens – 515 Pennsylvania Ave</b> \$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	<b>DreamMaker -- 2020 Avg Sale Price</b> <b>\$1,050</b> Estimated Monthly Payment \$42,000 Income Required	<b>\$170,000</b>
<b>The Fountains -- 1699 Chatham Parkway</b> \$1.30 to \$1.90 per Square Foot Income Required from \$43,800 to \$53,500		\$1,095	\$1,339			<b>Homes.com – Median Value</b> \$1,130 Estimated Monthly Payment \$45,200 Income Required	<b>\$177,600</b>
<b>Skylark -- 701 Montgomery</b> \$2.10 to \$2.50 per Square Foot Income Required from \$57,900 to \$119,500		\$1,448 to \$2,988				<b>Zillow.com – Median Value</b> \$1,240 Estimated Monthly Payment \$49,600 Income Required	<b>\$202,571</b>
<b>Bowery -- 515 Montgomery</b> \$2.30 to \$2.60 per Square Foot Income Required from \$64,500 to \$68,100		\$1,613 to \$1,704				<b>Realtor.com – Median Sale Price</b> \$1,500 Estimated Monthly Payment \$60,000 Income Required	<b>\$264,200</b>
<b>Riverworks --301 Passage Way</b> \$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			<b>95% of Median Sale Price</b> \$1,450 Estimated Monthly Payment \$58,000 Income Required	<b>\$251,000</b>
<b>Drayton Towers -- 102 E. Liberty</b> \$2.50 to \$4.00 per Square Foot Income Required \$67,800 to \$106,200	\$1,695	\$2,060	\$2,445 to \$2,655			<b>Note:</b> 1) Amounts obtained April 27, 2021 from websites 2) Income Required to rent without being cost burdened	

**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

# Housing Activity Update



## 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



**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**



New Construction



Renovation

## 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)

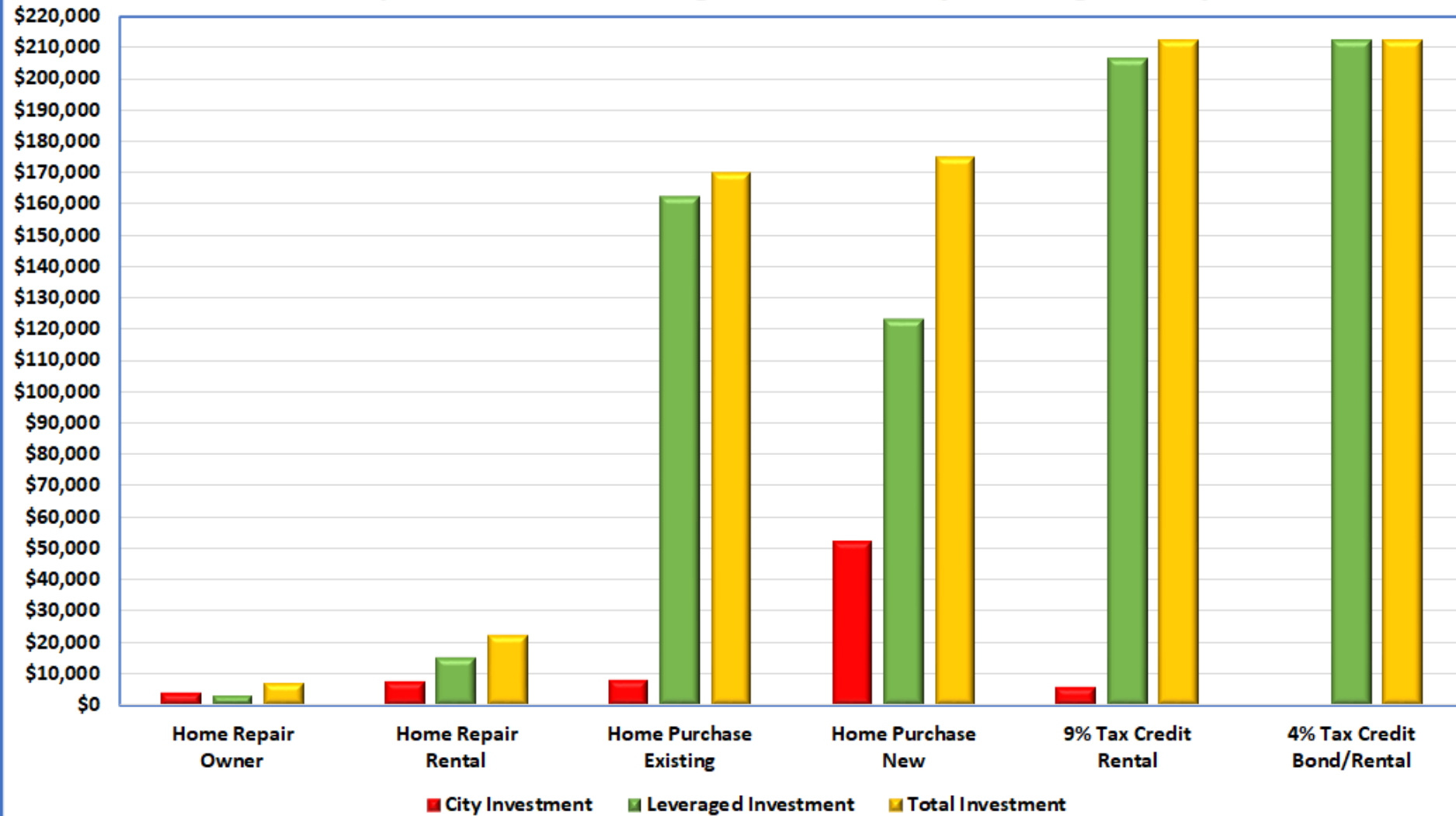
**\$ 0 City Investment**

**\$212,000 Leveraged Investment**

**\$212,000 Total Investment per Dwelling**

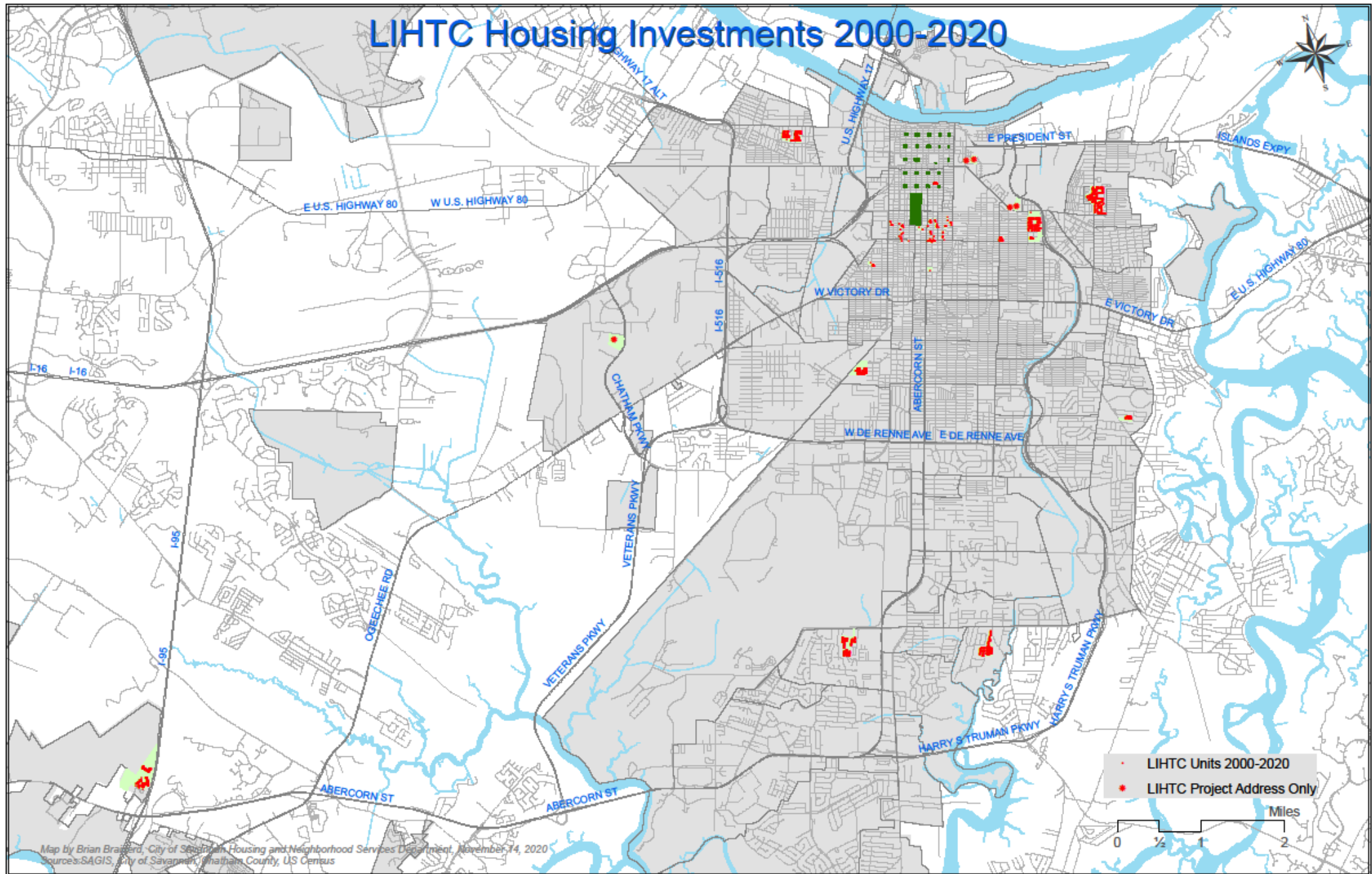


### Representative Housing Investments by Housing Activity



# **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	TELFAR 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 37<sup>th</sup> 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**  
**2<sup>nd</sup> 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**  
**3<sup>rd</sup> 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**  
**3<sup>rd</sup> 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**  
**3<sup>rd</sup> 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**  
**2<sup>nd</sup> 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 37<sup>th</sup> Street**  
**Thomas Square Neighborhood**  
**2<sup>nd</sup> 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)**  
**2<sup>nd</sup> 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)**  
**2<sup>nd</sup> 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)**  
**2<sup>nd</sup> 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**  
**1<sup>st</sup> 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**  
**1<sup>st</sup> 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**

**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**

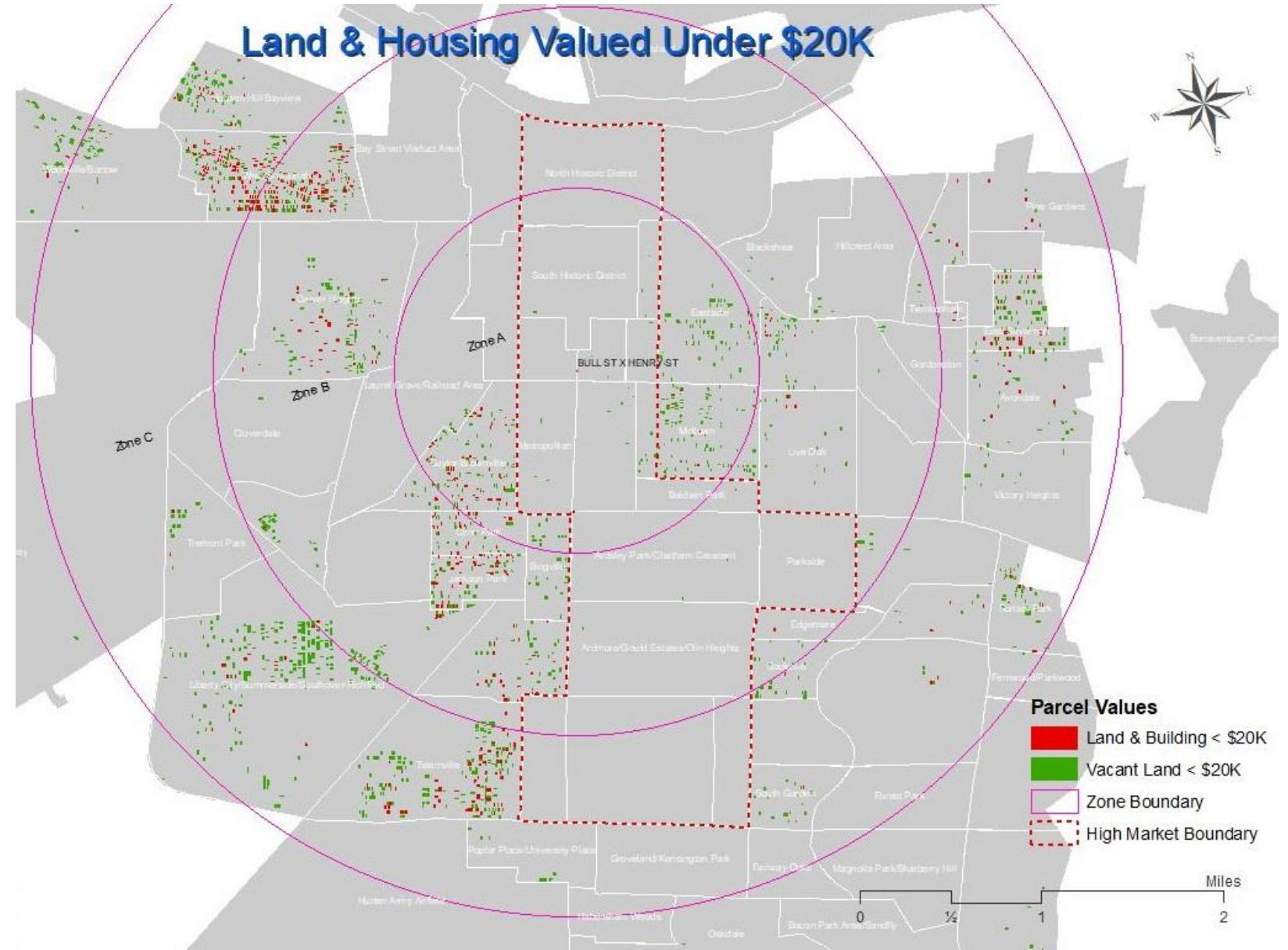
#### **Zone C – 3 Mile Radius**

**1,205 Properties**

□ **916 Lots**

□ **289 Houses**

## **Location of Blighted Structures & Lots**





# 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





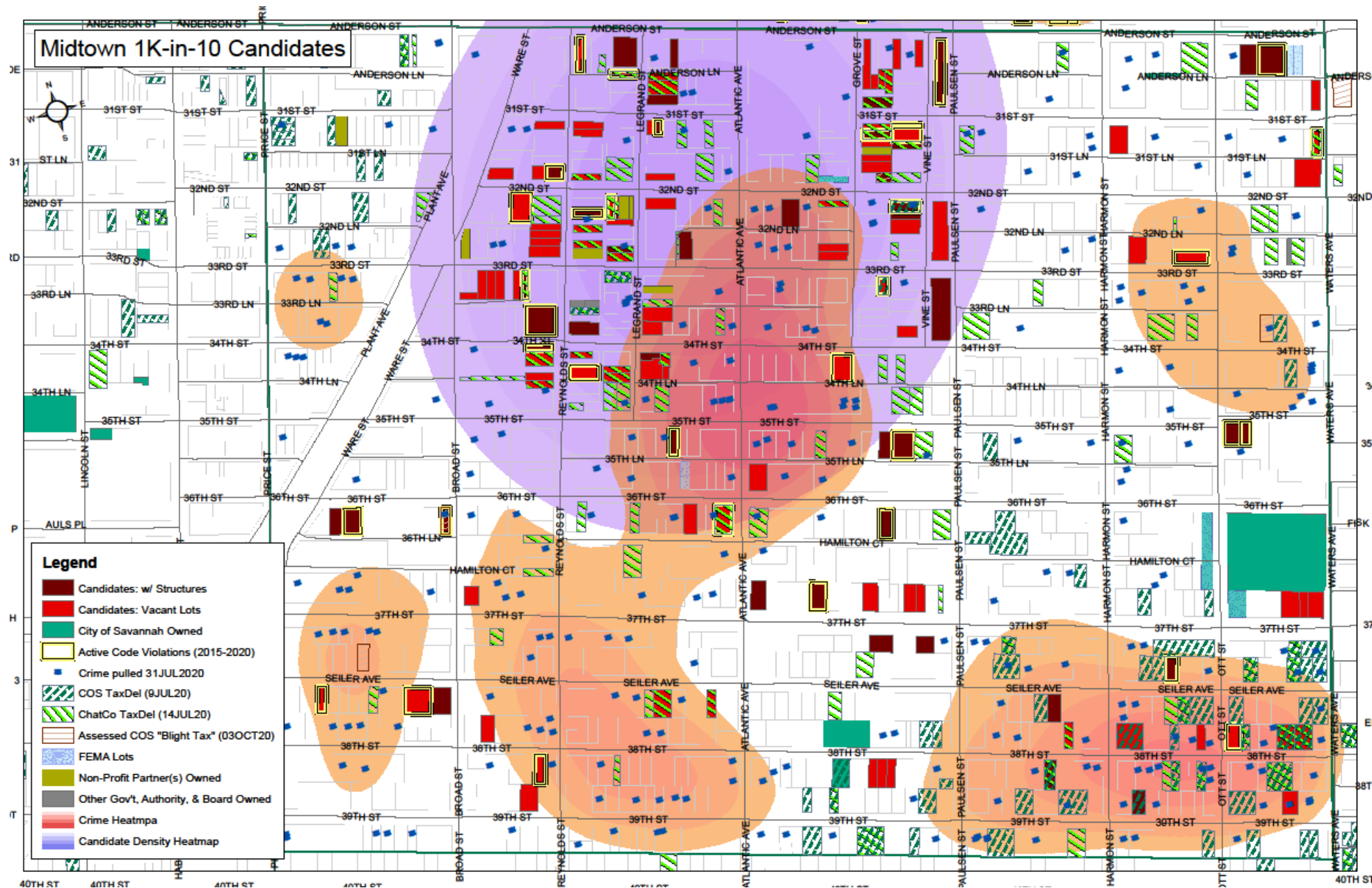
# Multiple Property Strategy – Example

Midtown Neighborhood Focus Area Generally Bounded by E. Anderson – Paulsen – E 36<sup>th</sup> 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**

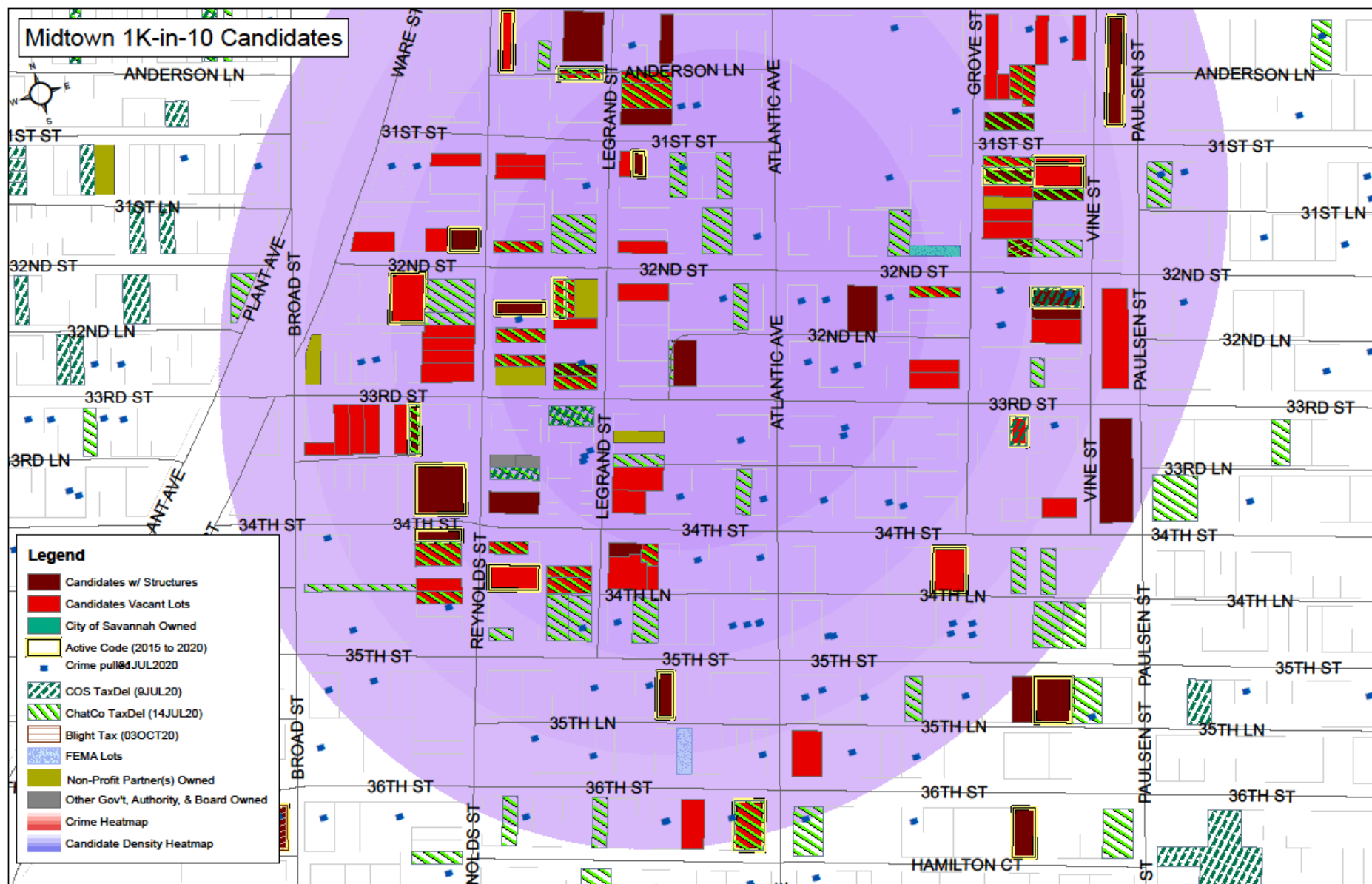
# Example

## 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?

- ☒ **108.1.1 Unsafe Structure**
- ☒ **108.1.3 Structure unfit for human occupancy**
- ☒ **108.1.5 Dangerous structure or premises**
- ☒ **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)
- ☒ **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?

- ☒ **304.1.1 Unsafe conditions**
- ☒ **304.2 Protective treatment** (Exterior surfaces coatings defective; not weather protected)
- ☐ **304.3 Premises identification** (House numbers not present or visible)
- ☒ **304.4 Structural members** (Noticeable structural defects in foundation, wall, roof)
- ☒ **304.5 Foundation walls** (Noticeable surface defects; allow entry of rodents and pests)
- ☒ **304.6 Exterior Walls** (Noticeable surface defects; not protected from deterioration) **South side**
- ☒ **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**
- ☒ **304.8 Decorative features** (Noticeable cornice defects)
- ☒ **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)
- ☒ **304.13 Window, skylight and door frames** (Noticeable defects, fit)
- ☒ **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.

