



June 3, 2021

Ms. Alison Goldey, Executive Director
Chatham County/City of Savannah Land Bank Authority
PO Box 1027
Savannah, GA 31401

P.O. Box 8936
Savannah, Georgia 31412
Phone: 912.790.3400
Fax: 912.790.3403
homelessauthority.org

Dear Ms. Goldey:

The Chatham Savannah Authority for the Homeless (CSAH) is interested in a vacant house located at 1202 Graydon Street that is owned by the City of Savannah. CSAH would like the Chatham County/City of Savannah Land Bank Authority (LBA) to request that the City transfer this property to the LBA with the understanding that the LBA will then lease it to CSAH to be used as affordable rental housing. CSAH will renovate the house within 12 months after entering a ground lease with the LBA. A copy of our proposed scope of work and budget is attached.

CSAH will spend up to \$61,500 (funds secured) to renovate the house and improve the property if the LBA will provide CSAH with a 15-year ground lease that has a nominal annual payment of \$10 by CSAH to the LBA. At the end of 15 years, CSAH would like the opportunity to enter another lease and/or to purchase the property if doing so is agreeable with the LBA at that point in time.

Once renovated, the house will be offered at a very affordable price to persons or families who are transitioning out of homelessness. Our business model serves the lowest income households and we anticipate offering current rent well below fair market (\$1385). We build utilities cost into the rent and rent will not exceed 30% of household income.

CSAH will insure the property and list LBA as a loss payee on our insurance. In maintaining our Housing First approach we will also provide a case manager and an optional menu of services to household residents. Supportive services include (but are not limited to) budget management support, property upkeep, nutrition training, medical/dental/behavioral health supports and general problem solving to support quality of life.

Please let me know if you have any questions or need additional information. I look forward to talking with you, and hopefully being able to acquire and renovate 1202 Graydon Street as described above.

Sincerely,

Cindy Murphy Kelley, CSAH Executive Director
ckelley@homelessauthority.org, 612.703.7716