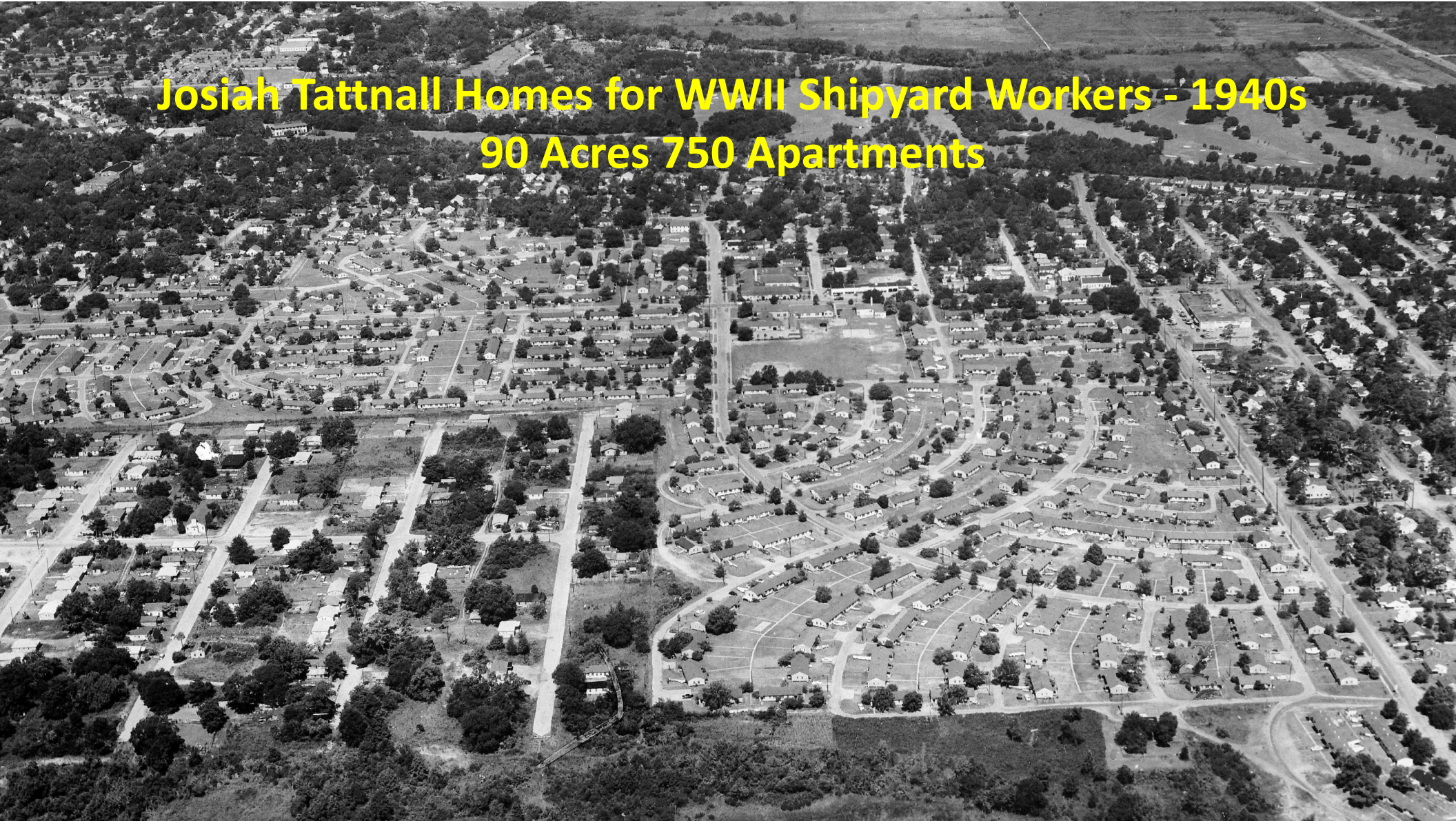


# **City Council Workshop**

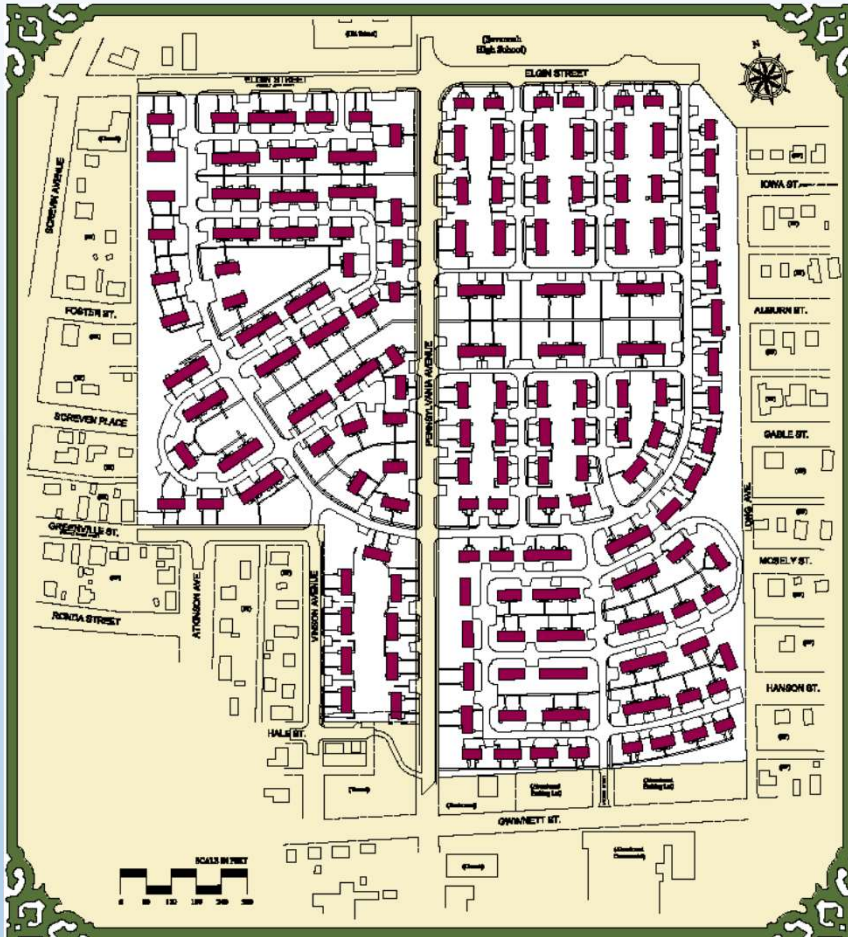
## **October 24, 2019**

# Savannah Gardens Update

**Josiah Tattnell Homes for WWII Shipyard Workers - 1940s**  
**90 Acres 750 Apartments**







**Strathmore Estate Apartments in 2007**  
**44 Acres 380 Apartments**



**Savannah Gardens Proposed Development in 2007**  
**44 Acres 600 Dwellings**

# West Crescent Drive



# Pennsylvania Avenue



**Before**



**After**

## Central Park Looking East From Crescent Drive





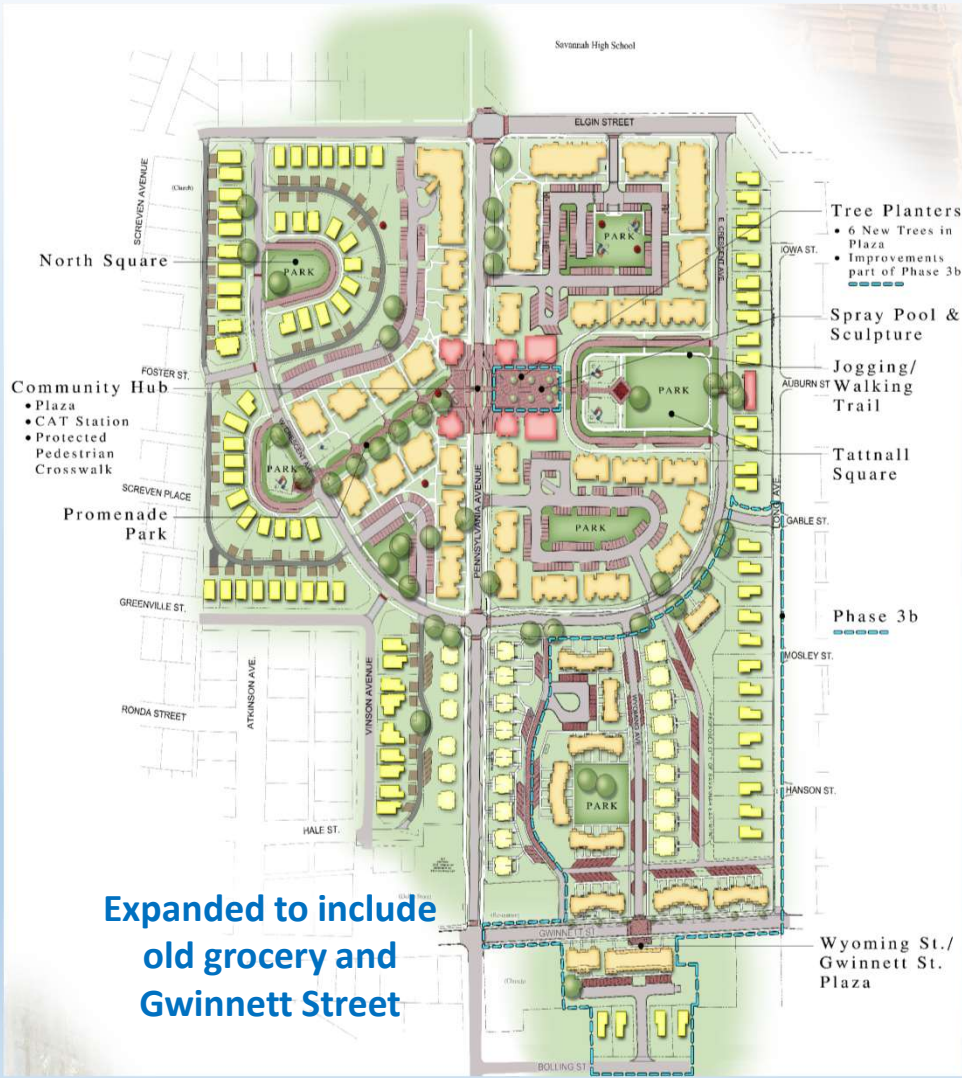






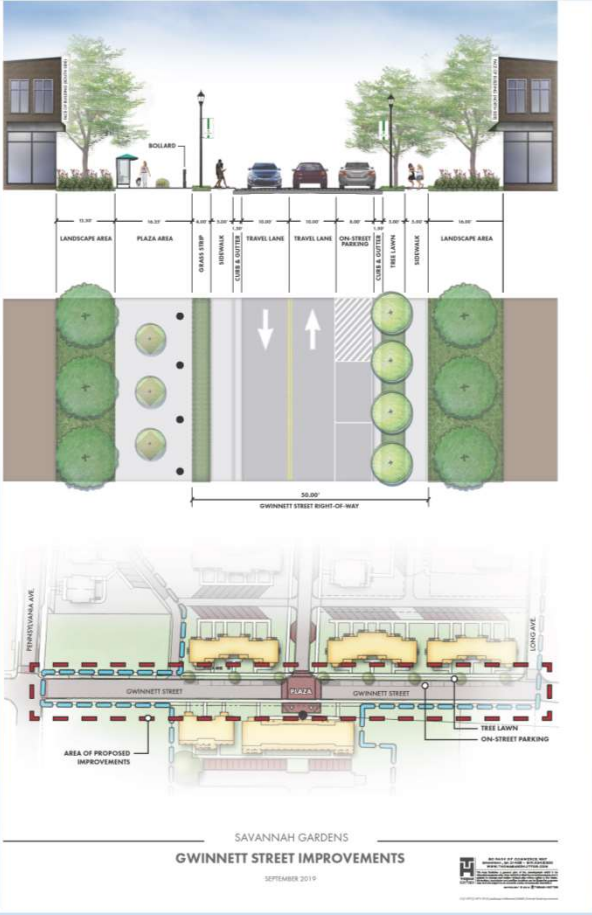
# Savannah Gardens Final Phase in 2019

## 48 Acres 608 Dwellings



Expanded to include  
old grocery and  
Gwinnett Street

- Tree Planters
  - 6 New Trees in Plaza
  - Improvements part of Phase 3b
- Spray Pool & Sculpture
- Jogging/Walking Trail
- Tattnall Square
- Phase 3b
- Wyoming St./Gwinnett St. Plaza



## Summary by the Numbers

### Strathmore Estates

2007 Value	Apartments	Houses	Total Dwellings
<b>\$ 12,975,000</b>	<b>380</b>	<b>0</b>	<b>380</b>

### Savannah Gardens

2019 Status	Apartments	Houses	Total Dwellings
<b>\$109,500,000</b>	<b>519</b>	<b>89</b>	<b>608</b>
Estimated Investments	Improvement & Primary Investment Sources		
\$ 74,600,000	Apartments (Private/Tax Credits/HUD 202/COS HUD)		
\$ 14,400,000	Houses (Private/COS HUD)		
\$ 13,700,000	COS Public Infrastructure & Parks (SPLOST/GF/W&S)		
\$ 6,800,000	COS & CHSA HUD Grant Permanent Site Investment		
<b>\$109,500,000</b>	<b>Total Estimated Investment</b>		

Part – 1 Crime	79 in 2006	9 (8 Year Average*)	90% Reduction
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\* Based upon 2007-2012 and 2015-2016

# **Savannah Gardens**

## **City Council Action Requested Today**

- 1. Authorize the cancellation of City and CHSA promissory notes to CHSA Development, leaving the remaining grant funded loan balances in Savannah Gardens as a permanent investment.**
- 2. Authorize the City Manager to enter into a \$1.75M public infrastructure development agreement with Mercy Housing, to facilitate the installation of the remaining Savannah Gardens public infrastructure.**

# Cumming Street Update

## The Problem: Blighted, abandoned property...

- Lowers the values and marketability of nearby property
- Lowers quality of life for nearby residents
- Contributes to criminal activity
- Increases the financial burden on tax payers citywide



**238 Cumming Street**

\$3,000 Tax Value

\$16.08 Annual COS Tax Revenue



**231 Cumming Street**

\$7,300 Tax Value

\$39.13 Annual COS Tax Revenue



**236 Cumming Street**

\$16,300 Tax Value

\$87.37 Annual COS Tax Revenue

**\$1,300 = Estimated Annual Average Cost To City of Savannah Per Blighted Property**

Based upon assumptions made in following slide.



# Cumming Street: New Homes – New Beginnings

**The Plan: Acquire 10 blighted, abandoned properties**

**Develop 8 or 9 new houses for first time home buyers &**

**Offer home improvement financing to other property owners**



## 226 Cumming Street: Eminent Domain Test Case Status

- Council Approval July 2018
- Eminent Domain 1<sup>st</sup> Hearing October 2018
- Eminent Domain 2<sup>nd</sup> Hearing January 2019
- House Demolished March 2019
- Council Transfers to Land Bank July 2019
- CHSA Secures Builder/Financing August 2019
- Ground Breaking September 17, 2019
- House Under Construction Now
- House to be Complete Early 2020



**New Homes - New Beginnings**  
Cumming Street, West Savannah

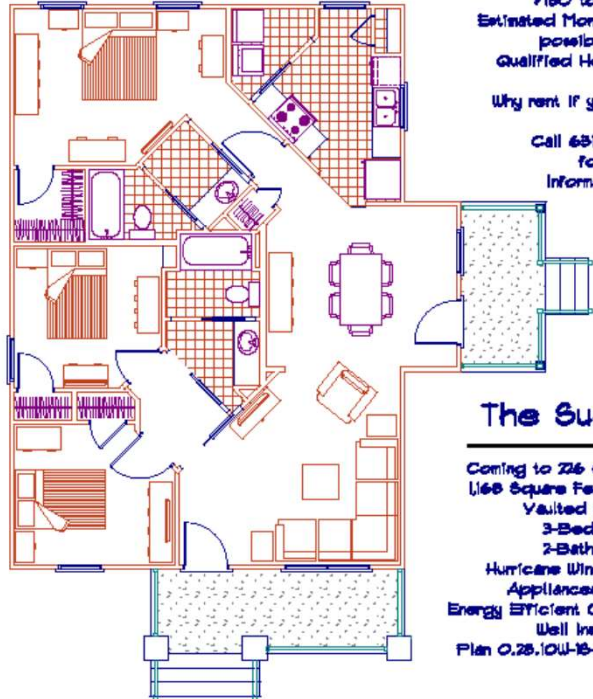


House design and colors are representative, not actual.

**DreamMaker-3 Home Purchase Program**  
\$180 to \$300  
Estimated Monthly Payments  
possible for  
Qualified Home Buyers

Why rent if you can own!

Call 681-6926  
for  
Information



**The Sunflower**

Coming to 226 Cumming Street  
1,668 Square Feet Living Area  
Vaulted Ceilings  
3-Bedrooms  
2-Bathrooms  
Hurricane Window Screens  
Appliances Included  
Energy Efficient Cooling & Heating  
Well Insulated  
Plan O.28.10W-18-0255D-1668F-A



**226 Cumming Street**  
**House as of October 17, 2019**  
**One Month After Ground Breaking**

## **Cumming Street**

### **Upcoming 2nd Eminent Domain Court Hearing**

- **242 Cumming -- October 25<sup>th</sup>**
- **218 Cumming -- October 25<sup>th</sup>**
- **231 Cumming -- October 30<sup>th</sup>**
- **220 Cumming -- November 4<sup>th</sup>**
- **236 Cumming -- November 19<sup>th</sup>**
- **238 Cumming -- January 13, 2020**



# What's Next?

Property Acquisition & Redevelopment Initiative  
1,000 blighted, abandoned properties  
Acquired and Redeveloped in 10 Years

## 2020 Budget Request

- \$ 500,000 GF for to Start Acquisition in 2020
- \$ 500,000 GF for Savannah Affordable Housing Fund to Help Fund Construction
- \$ 324,010 GF for Salaries & Benefits for 4 New Positions Needed to Implement Initiative
- \$1,324,010 Total GF Funding Request for 2020