



# **2023- 2027** **Five - Year** **HCD Snapshot**

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**Savannah's Five-Year Consolidated  
Housing and Community Development Plan**

# QUALITY, AFFORDABLE WORKFORCE HOUSING

**GOAL: A city with housing in good condition that is available, accessible, and affordable to low- and moderate-income households.**

## 5 YEAR OBJECTIVES

- Support the improvement, development and/or retention of 500 quality, affordable, dwellings for renters and/or those experiencing homelessness.
- Support the improvement of 750 owner-occupied dwellings.
- Support the acquisition of 250 dwellings by first-time homebuyers.
- Support the development of 100 new, quality, affordable single-family dwellings for first-time home buyers.
- Support 500 households address financial, credit, debt load, title or other issues affecting their ability to purchase, rent or retain a home.

## HOUSING STRATEGIES

Fund and/or support activities that are consistent with those described in the Housing Savannah Action Plan adopted by the City of Savannah in October 2021 including:

- Increase community wide awareness, support, and education for Housing Savannah.
- Increase and sustain locally controlled funding for housing affordability initiatives to \$12.M+ annually by 2032 by increased investments in Housing Savannah by the:
  - City of Savannah Government
  - Chatham County Government
  - Business Community
  - Philanthropic Community
- Use increased local funding for housing affordability initiatives to help leverage at least an additional \$87.5M annually for housing by 2032 by including, but not limited to:
  - 9% Low Income Housing Tax Credits
  - 4% Low Income Housing Tax Credits and Associated Bonds
  - New Market Tax Credits
  - State of Georgia Department of Community Affairs Funding
  - Federal Home Loan Bank Funding
  - Community Development Financial Institution Funding
  - Bank/Mortgage Company Financing
  - Participant Cash, Volunteer Labor & Donated Materials
- Increase the capacity and/or number of affordable housing partners—non-profit and for-profit entities.
- Increase the capacity and/or number of affordable housing partners—non-profit and for-profit entities.
- Support stable housing for persons and households at risk of becoming homeless with anti-eviction and foreclosure programs, including rental deposit assistance, eviction legal assistance, and emergency rent assistance.
- Support the improvement and development of housing of all types for persons experiencing homelessness.
- Support housing repairs and improvements for low- and moderate-income homeowners.
- Support housing repairs that permit low- and moderate-income homeowners to age in place.
- Support housing repairs and development for low- and moderate-income renters.
- Support housing development for low- and moderate-income home buyers.
- Support home purchase opportunities and assistance for low- and moderate- income persons.
- Support programs and strategies for equitable access to housing, including fair housing enforcement, source of income bias, and citizens re-entering after incarceration.
- Support housing development and retrofits with accessible features for seniors and the disabled.
- Support local, state, and federal affordable housing policies and legislation including, but not limited to:
  - Development of a city-wide planning tool to help secure funding.
  - Sell and/or lease surplus local government, school board and authority property.
  - Acquire and/or bring about the renovation or redevelopment of blighted, abandoned, properties with new housing through the City's 1K-in-10 initiative.
  - Provide incentives that help encourage affordable housing and reduce associated costs including but not limited to reduced fees including building permit, water, and sewer lateral fees.
  - Create and amend, where feasible, zoning, development standard, licensing, etc. ordinances that reduce barriers and/or costs through increased density, smaller lots sizes, smaller setbacks, larger lot area coverage, smaller dwellings, innovative site and housing designs and materials, accessory dwelling units, missing middle housing, reduced parking, smart growth, transit oriented and walkable communities, inclusionary zoning.
- Offer, when possible and feasible, property tax relief and incentives including PILOTs.
- Support the resolution and prevention of cloudy title and heirs' property problems.
- Install/Improve public infrastructure necessary to support existing and new affordable housing development.
- Support housing code and property maintenance code enforcement





## HOMELESSNESS

**GOAL: A community free of homelessness**

### 5 YEAR OBJECTIVES

- Appoint 10 representatives of governmental agencies publicly funded to provide programs serving homeless populations to the Interagency Council on Homelessness/ Continuum of Care Board.
- Support the acquisition of permanent supportive housing for eligible populations.
- Provide outreach services, sheltering and housing assistance to 5,000 persons experiencing or at risk of homelessness.
- Provide supportive housing annually for 200\* persons experiencing homelessness and living with long-term disabilities or special needs.
- Provide daily Day Center services to 50 unsheltered persons experiencing homelessness.
- Assist 250 persons experiencing homelessness with accessing permanent housing, increasing incomes and/or attaining self-sufficiency.
- Assist 300 low/moderate income households in retaining or securing affordable rental housing.

### STRATEGIES

Fund and/or support activities that provide:

- Street outreach to non-sheltered homeless.
- Emergency sheltering, supportive housing and pathways to permanent housing.
- General basic/emergency needs (food, clothing, showering, medical care, identification records).
- Seamless coordinated entry access into the homelessness crisis response system and access to housing and mainstream services.

- Wrap around services after housing is secured (i.e. team based case management with various organizations working together to provide a holistic program of supportive services).
- Rapidly Rehouse non-chronic persons experiencing homelessness that do not need long term supportive services
- Services to At Risk populations to prevent homelessness.
- Daytime facilities for persons experiencing homelessness to access resources to gain self-sufficiency.
- Self-sufficiency skills (job training, employment, life skills, literacy, financial/credit counseling).
- Legal advocacy to obtain documents for persons experiencing homelessness (i.e., birth certificates, social security cards).
- Childcare and transportation services to support job seeking and employment.
- Access to permanent housing through agency-sponsored subleases for persons experiencing or at-risk of homelessness.
- Use historic Continuum of Care data and analytics to identify effective pathways from homelessness to permanent, stable housing and other opportunities.



\* Objective funded through City general funds or other federal grants.

## PUBLIC/HUMAN SERVICES

**GOAL: A city with superior public and human services that meet the needs of the community, assist families in becoming economically stable, and enhance the quality of life for all citizens.**

### 5 YEAR OBJECTIVE

- Assist 6,250 residents in addressing individual and family needs through neighborhood-based access to social services including: health and wellness programming, public benefits assistance, educational advancement programs, job training, employment assistance, financial education, and asset-building.\*
- Provide case management services to 325 income eligible residents.
- Provide 900 job training scholarships to income eligible residents.

### STRATEGIES

Fund and/or support activities that provide:

- Industry recognized job training certifications.
- Employable job skills training, job readiness and employment assistance.
- Supportive services for homeless youth and youth in crisis, including counseling and additional after school programs.
- Supportive services for the elderly and disabled.
- Violence diversion and intervention programs for at risk youth.
- Early Childhood Education and Daycare services.
- Health, wellness and recreation programs for youth, adults and families.
- Training to increase basic competencies in reading, math, writing, computers and work ethics.
- Financial Education. (training, credit counseling, wills, estate and financial planning)
- Asset-building programs for low-income persons. (Individual Development Accounts, Child Care Tax Credits, Earned Income Tax Credits, local banking initiatives, estate planning)
- Expanded pro bono legal services to assist with cases involving elder abuse and fraud, identification and other documentation, evictions and other tenant-landlord disputes, eviction prevention, accommodations for persons with disabilities, etc.

## FAIR HOUSING AND SPECIAL NEEDS

**GOAL: A city in which housing is accessible and available to all persons, including those with special needs, and is compliant with the Fair Housing Act.**

### 5 YEAR OBJECTIVES

- Support 250 residents with permanent supportive housing.\*
- Conduct two fair housing education workshops annually.

### STRATEGIES

Fund and/or support activities that:

- Provide rent and utility assistance to persons living with mental health and/or substance use disorders.
- Incorporate fair housing education into first time homebuyer education sessions, including information on how to identify and avoid predatory loan products.
- Conduct an informational forum on housing and accessibility modifications in partnership with local organizations that provide services to persons with disabilities.
- Connect individuals to fair housing enforcement resources.
- Provide training on fair housing accessibility issues to local code enforcement officials, design professionals and property owners.
- Monitor fair housing legislation at the state level for potential impacts on the City's fair housing activities.
- Offer therapeutic recreational programs for youth and young adults with special needs.
- Strengthen engagement of local and state agencies providing supportive services for mental health and developmental disabilities.



\* Objective funded through City general funds or other federal grants.



## BUSINESS DEVELOPMENT

**GOAL: A local business economy that is inclusive and provides opportunities for all enterprises.**

### 5 YEAR OBJECTIVES

- Facilitate the creation or expansion of at least 75 small businesses, inclusive of minority and women-owned businesses.
- Provide technical assistance, business development training assistance and referral services to 6,000 existing and prospective entrepreneurs. \*

### STRATEGIES

Fund and/or support activities that provide:

- Business loans and other incentives to support business development and corridor revitalization
- Training and development support for small and micro-enterprises.
- Business incubator space with training and development for start-ups.
- Business retention, post-start-up training and support.
- Training and assistance to businesses to meet local, state and federal procurement requirements.
- Support to high-wage, high-growth target industries and align workforce development programs accordingly.

## CORRIDOR REVITALIZATION

**GOAL: Physically attractive and economically viable commercial corridors in targeted CDBG neighborhoods.**

### 5 YEAR OBJECTIVE

- Implement corridor improvement projects along at least four targeted commercial corridors.\*

### STRATEGIES

Fund and/or support activities that:

- Facilitate blight reduction through property redevelopment and code compliance.
- Include targeted corridor development projects in applications for New Markets Tax Credits.
- Implement targeted corridor and streetscape revitalization plans, including Augusta Avenue Corridor and Waters Avenue improvements.
- Establish geographic incentives and designations to stimulate investments. (Enterprise Zones, Tax Allocation Districts, Business Improvement Districts)



## WORKFORCE DEVELOPMENT

**GOAL: A city with a skilled workforce linked to a diverse group of industries.**

### YEAR OBJECTIVES

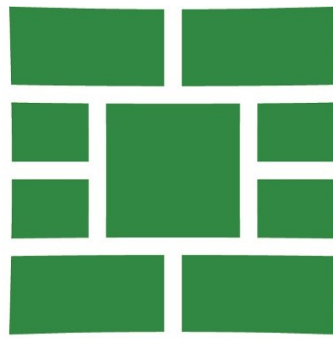
- Develop job skills, work readiness and soft skills among 1,275 low and moderate income residents.
- Create 85 full-time jobs for low-and-moderate income persons through City-funded loan programs.
- Create traditional and non-traditional learning opportunities for 200 low-and-moderate income persons.\*

### STRATEGIES

Fund and/or support activities that:

- Provide workforce training and apprenticeships for in-demand occupations.
- Create or retain 1 full-time job for low/moderate income persons for every \$35,000 in business loans funded.
- Create neighborhood-based job information and referral centers in targeted CDBG areas.

\* Objective funded through City general funds or other federal grants.



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