



**2023-2027**

**HOUSING AND COMMUNITY  
DEVELOPMENT PLAN (HCD)**

# HCD PLAN PURPOSE

- Required by the U.S. Department of Housing and Urban Development (HUD) to obtain:
  - Community Development Block Grant
  - Emergency Solutions Grant
  - HOME Investment Partnerships funds
- Establishes community priorities and performance goals for eligible activities in the areas of: Economic Development, Housing and Public Services.
- Meets federal comprehensive planning requirements and must be approved by HUD.

# HCD PLAN CORE AREAS

- Public Services
- Homelessness
- Quality/Affordable Housing
- Fair Housing & Special Needs
- Business Development
- Corridor Revitalization
- Workforce Development

# FOUR YEAR HCD PLAN OUTCOMES

*The City of Savannah is  
currently in year 5 of the  
2018-2022 HCD Plan*



# 2018-2021

## KEY ACCOMPLISHMENTS

### QUALITY, AFFORDABLE WORKFORCE HOUSING

<b>GOAL:</b> A city with ample housing in good condition for low- and moderate-income households		<b>Outcomes 4 of 5 years</b>	
➤ Create 300 new, quality, affordable rental housing units		997	332%
➤ Create 50 new, quality, affordable owner-occupied single-family housing.		53	106%
➤ Improve habitability and accessibility of 500 owner-occupied dwellings		663	133%
➤ Assist 300 low- and moderate-income households in achieving home ownership.		194	65%
➤ Assist 500 low- and moderate-income households in addressing financial, credit, debt load or legal issues affecting their ability to purchase, rent or retain a home.		467	93%

### FAIR HOUSING AND SPECIAL NEEDS

<b>GOAL:</b> 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.		<b>Outcomes 4 of 5 years</b>	
➤ Conduct 4 fair housing education activities annually, reaching 1,250 Persons.		511	41%
➤ Drive online traffic to <a href="http://www.savannahga.gov/fairhousing">www.savannahga.gov/fairhousing</a> connecting 100 households to housing discrimination assistance via the United States Department of Housing and Urban Development (Website analytics: 1,490 hits)		Awaiting HUD claim numbers	
➤ Use digital billboards annually to build awareness among motorist and pedestrians and link them to fair housing resources.		3,046,795	

# 2018-2021

## KEY ACCOMPLISHMENTS

### PUBLIC SERVICES

**GOAL:** A city with 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.

#### 4 Year Outcomes

- |  |       |     |
|--|-------|-----|
| ➤ Assist 7,500 residents in addressing individual and family needs and increasing capacity to become economically stable through educational advancement, job training, employment, financial education and asset-building | 4,360 | 58% |
|--|-------|-----|

### BUSINESS DEVELOPMENT

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

#### 4 Year Outcomes

- |   |       |     |
|---|-------|-----|
| ➤ Facilitate the creation or expansion of at least 75 small businesses, inclusive of minority and women-owned businesses.                       | 71    | 94% |
| ➤ Provide technical assistance, business development training assistance and referral services to 2,500 existing and prospective entrepreneurs. | 1,286 | 51% |



# 2018-2021

## KEY ACCOMPLISHMENTS

### CORRIDOR REVITALIZATION

**GOAL:** A city with physically attractive and economically viable commercial corridors in targeted neighborhoods.

**4 Year  
Outcomes**

- Implement corridor improvement projects along at least 4 targeted commercial corridors. (1 Corridor supported with CDBG funds\*)

\*5      125%

### WORKFORCE DEVELOPMENT

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

**4 Year  
Outcomes**

- Develop job skills, work readiness and soft skills among 375 low- and moderate-income residents.
- Create/Retain 125 full-time jobs for low- and moderate-income persons through City-funded loan programs.
- Create traditional and non-traditional learning opportunities for 670 low- and moderate-income persons.

3,254      867%

90      72%

1,106      165%

# Five-Year Consolidated Housing & Community Development (HCD) Plan





# FIVE -YEAR PLAN COMMUNITY DEVELOPMENT INPUT ACTIVITIES



## Public Engagement

- April 20<sup>th</sup> First Public Hearing
- 174 HCD Survey Responses
- 348 Home ARP Responses
- 12 Core Area Meetings

## Consolidated Plan Work Sessions

- Quality and Affordable Housing
- Economic/Workforce Development
- Homelessness/Public Services
- Fair Housing and Special Needs



## External Partners Assisting with Required Plan Components

- Housing Authority of Savannah
- Chatham-Savannah Authority for the Homeless
- Metropolitan Planning Commission
- Fair Housing Council
- Step Up Savannah
- Non-profit & Other Service Providers



# 2023-2027 HCD PLAN OVERVIEW

***Community Needs  
Assessment and Proposed  
Goals, Objectives and  
Strategies***





# COMMUNITY NEEDS SURVEY - TOP 5 NEEDS

## ***Housing***

- Housing repair assistance for homeowners
- Home purchase assistance for homebuyers
- Homebuyer education/credit counseling
- Home modifications for persons with disabilities
- Energy efficiency improvements



## ***Neighborhoods***

- Public safety enforcement/awareness
- Blight reduction and neighborhood beautification
- Street and sidewalk improvements
- Community activities (recreation, senior programs, after school programs)
- Property code enforcement

# COMMUNITY NEEDS SURVEY – TOP 5 NEEDS

## ***Public Services***

- Youth Services (mentoring, tutoring, counseling)
- Senior/special needs services
- Health services (physical, mental, substance abuse)
- Financial training/counseling
- Adult education (tutoring, assistance)



## ***Economic Development***

- Job training and employment assistance programs
- Job development/job creation
- Public transportation to job centers
- Small business training
- Small business loans



# QUALITY, AFFORDABLE WORKFORCE HOUSING

**GOAL:** A city with ample housing in good condition for low- and moderate-income households.

## 5 YEAR OBJECTIVES

- Improve, develop and/or retain 500 dwellings for low-moderate income renters including those experiencing homelessness.
- Improve the homes of 750 low-moderate income homeowners.
- Provide down payment and gap financing to 250 low-moderate income first-time home buyers.
- Develop 100 new homes for first time home buyers.
- Assist 500 persons resolve obstacles preventing them from renting, owning or retaining housing.

## STRATEGIES

Fund and/or support activities that:

- Implement the 2021 Housing Savannah Action Plan.
- Increase community wide awareness, education, support, and partnerships for Housing Savannah.
- Increase and sustain funding for Housing Savannah and the Savannah Affordable Housing Fund.
- Increase funding and partnerships that result in new housing for those experiencing homelessness.
- Increase Low Income Housing Tax Credit and similar funding for affordable rental housing.
- Increase the number of owner-occupied homes repaired in partnership with volunteers.
- Increase the number of employers providing home repair and purchase assistance to employees.
- Increase the number of small developers and contractors constructing housing.
- Acquire vacant and abandoned property for affordable housing development.

# HOMELESSNESS

**GOAL:** A community free of homelessness.

## 5 YEAR OBJECTIVES

- Appoint 10 governmental agency representatives to the ICH/COC 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.

## STRATEGIES

Fund and/or support activities that provide:

- Street outreach to non-sheltered individuals experiencing homelessness.
- 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
- Wrap around services after housing is secured.
- Rapidly Rehouse non-chronic persons experiencing homelessness
- Services to At Risk populations to prevent homelessness.
- Daytime facilities for persons experiencing homelessness to access resources to gain self-sufficiency.

# PUBLIC SERVICES

**GOAL:** A city with 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 OBJECTIVES

- Assist 6,250 residents in addressing individual and family needs through neighborhood-based access to social services.
- 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.



# 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.
- Connect individuals to fair housing enforcement resources.
- Conduct an informational forum on housing and accessibility modifications in partnership with local organizations that provide services to persons with disabilities.
- 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

# ECONOMIC DEVELOPMENT: 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.

## ECONOMIC DEVELOPMENT: CORRIDOR REVITALIZATION

**GOAL:** A city with physically attractive and economically viable commercial corridors in targeted CDBG neighborhoods.

### 5 YEAR OBJECTIVES

- Implement corridor improvement projects along at least 4 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)

# ECONOMIC DEVELOPMENT: WORKFORCE DEVELOPMENT

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

## 5 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.



2022  
PROGRAMMATIC  
CHANGES  
& ENHANCEMENTS

OTHER  
COMMUNITY DEVELOPMENT  
IMPACTS

# OTHER COMMUNITY DEVELOPMENT IMPACTS

## INCREASING ACCESS TO SERVICES



### MOSES JACKSON ADVANCEMENT CENTER

**Issue:** Federal guidelines restricted access and limited engagement/utilization of the Moses Jackson Advancement Center (MJAC).

**Opportunity:** Shift Community Development Block Grant (CDBG) allocation from center operations to job training scholarships, benefiting low to moderate income persons and cover operational costs with City General Funds.

**Impact:** Youth and adults will gain unrestricted access to MJAC's programming.

## EMERGE JOB TRAINING PROGRAM

**Issue:** Tuition and related educational expenses are often barriers to obtaining job training certifications needed for career advancement.

**Opportunity:** Utilize CDBG public service funds to pilot the Emerge Job Training Scholarship Program: Culinary Kitchen Cook Program at the Pennsylvania Avenue Resource Center.

**Impact:** Job training scholarships are helping individuals train for in-demand fields with the opportunity to increase earnings, receive recognized credentials, and have a career path for advancement following the entry level position.



## REMOVING FINANCIAL BARRIERS

# OTHER COMMUNITY DEVELOPMENT IMPACTS

## INCREASING HOUSING FOR PERSONS EXPERIENCING HOMELESSNESS



### HOUSING

**Issue:** The 2020 point in time count revealed that there were about 393 temporarily sheltered homeless households and about 220 unsheltered homeless households. This translated to just over 650 persons regularly experiencing homelessness in Savannah.

While some of these persons benefit from temporary and emergency housing provided by several organizations, more and varied housing is needed. Needed housing includes, but is not limited, to shared housing, single rooms, tiny homes, cottages, apartments and single-family houses.

**Opportunity:** Recognizing this need and opportunity, the City has becoming increasingly involved with its partners in the development of housing for those experiencing homelessness, This includes making under utilized vacant City property available for development, and using CDBG-CV, HOME-ARPA, SAHF, CIP and other resources to aid in development of more housing and support facilities.

**Impact:** Projects currently underway or planned over the next three years that may include City land and/or financial resources are expected to add at least 125 new dwellings along with resident service centers and day center facilities.

For example, the City Council recently approved the use of 5.3 acres of land, CIP funding for infrastructure, and use of SAHF funds to develop 50 cottages and a resident services building at the Dundee Cottages a adjoining the CSAH's Cove at Dundee tiny home community. Construction is expected to start in October and be fully occupied in the 3<sup>rd</sup> quarter of 2023.





**THANK YOU!**