



Housing Preservation and Development Workshop

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May 13, 2021

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Our Mission:

Developing, preserving,
and transforming
affordable housing
communities

“To effectively and efficiently address the housing needs of Savannah’s low income population while focusing on the educational, job training and economic self-sufficiency needs of the residents of Public Housing neighborhoods and the Housing Choice Voucher Program”

The HAS's Affordable Housing Environment



HAS Affordable Housing Portfolio

Community	Year Built	Unit Count	Current Status
Fellwood Homes	1940	176	Redeveloped (Sustainable Fellwood I, II, and III)
Garden Homes	1940	315	Redeveloped– HOPE VI (Ashley Midtown I, II, and The Veranda)
Yamacraw Village	1941	315	Operating, conventional public housing
Bartow Place	1942	94	Demolished (2005), vacant land
Fellwood Homes Annex	1952	127	Redeveloped (Sustainable Fellwood)
Fred Wessels Homes	1954	250	Renovated– RAD (Section 8) PBRA (River Pointe I)
Robert Hitch Village	1955	337	Redeveloped (The View at Oglethorpe I and II)
Herbert Kayton Homes	1962	164	RAD (Section 8) PBV
Simon F. Frazier	1968	236	Operating, conventional public housing
Stubbs Tower	1970	210	Demolished (2007), vacant land
Horace Stillwell Towers	1972	211	Operating, conventional public housing
Edgar C. Blackshear Homes	1984	100	Renovated– RAD (Section 8) PBRA (River Pointe II)
Pickens A. Patterson Terrace	1982	76	Operating, conventional public housing
Single Family Homes	1996	60	Operating, conventional public housing

Hence,
Four main HAS strategies for the preservation and development of
affordable housing:

- 1: Straight conversions to Section 8 allowing HAS to maintain properties in good condition
- 2: Conversion of public housing properties to RAD resulting in rehabilitation
- 3: Demolition of public housing properties resulting in new affordable housing developments and other public benefits
- 4: Issuance of housing revenue bonds financing the rehabilitation and new construction of affordable housing units

Strategy #1: Straight conversions to RAD

Herbert Kayton Homes

- Converted to Section 8 (PBV) in May 2018
- 163 RAD PBV units
- Comprehensive rehabilitation prior to conversion
 - Central HVAC system
 - Various interior improvements
 - No offsite relocation required



Strategy #2: Conversion of public housing properties to RAD, promoting renovation

Wessels Homes ➡ River Pointe I



Renovation completion in **2017**

206 TOTAL UNITS

- ROOFS / CANOPIES (FRONT AND REAR)
- STAIRS (FRONT AND REAR)
- WINDOWS
- KITCHEN CABINTRY
- APPLIANCES



Blackshear Homes ➡ River Pointe II



Renovation completion in **2017**

74 TOTAL UNITS

- ROOFS
- SIDING
- HVAC SYSTEM
- TANKLESS WATER HEATER
- INTERIOR WALLS AND FLOORING

Strategy #3: Demolition of public housing properties resulting in new affordable housing development and other public benefits

Garden Homes (and Annex)



Ashley I, II, and The Veranda at Midtown



Demolition completion in **2002**

- Total of 306 units financed with HOPE-VI grant and LIHTC
- Inclusion of townhomes for sale
- City of Savannah provided SPLOST funds for public improvements (\$1.9 million)

Also under Strategy #3: Demolition of public housing properties resulting in new affordable housing development and other public benefits

Fellwood Homes (and Annex) → Sustainable Fellwood I, II, and III



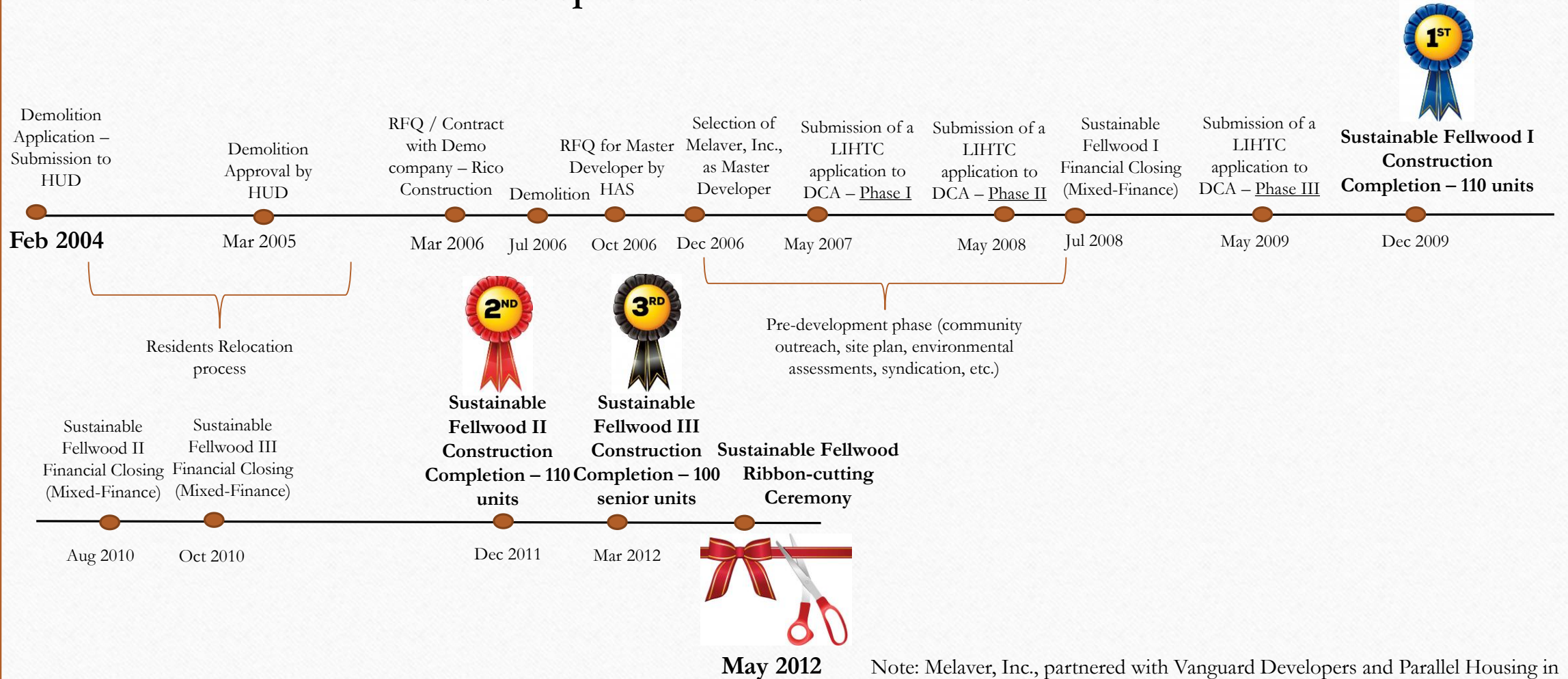
Demolition completion in **2007**



A **LEED-ND** Neighborhood Development (Years 2009– 2012)

- Phases I and II each consist of 110 multifamily units with LEED gold certified buildings
- Phase III is a 100-unit senior apartment building with solar panels
- Includes 13 single family for sale homes
- City of Savannah provided SPLOST funds for public improvements (\$3.6 million)

The Redevelopment of Fellwood - Timeline Overview



Note: Melaver, Inc., partnered with Vanguard Developers and Parallel Housing in the development and operation of Sustainable Fellwood.

Also under Strategy #3: Demolition of public housing properties resulting in new affordable housing development and other public benefits

Hitch Village → The View at Oglethorpe I and II



Demolition completion in **2010**

Unit Mix
172 Total Units
137 Affordable (70 RAD)
and 35 Market-rate



Construction completion
in **2017 - 2018**

- Includes computer room, community room, fitness center, picnic areas, and playgrounds as amenities
- City of Savannah provided SPLOST funds for public improvements and other infrastructure (\$2.5 million to date)

Strategy #4: Issuance of housing revenue bonds financing the renovation and new construction of affordable housing units

Between December 2017 and April 2021, HAS-issued bonds financed the **renovation of 639** affordable units and construction of **864 new** affordable units



Woodlands at
Montgomery
(new)



Preserve at Chatham
Parkway (new)



Waters at Gateway
(new)



Westlake Apartments
(renovated)



Lynwood Apartments
(renovated)



Paradise Savannah
Apartments
(renovated)



Paradise Moultrie Apartments
(renovated)



Paradise Carrolton
Apartments
(renovated)



SNAP
Apartments
(renovated)

HAS-issued Bonds: Dec 2017 – Apr 2021

	Financial closing	Deal type	Total # of income-restricted units	Total development cost	Total HAS Bond amount	% construction completion (as of May 2021)	Construction completion
Woodlands at Montgomery	December 2017	New construction	246	\$36.7 mi	\$28.5 mi	<u>100%</u>	February 2020
Waters at Gateway	April 2018	New construction	270	\$36 mi	\$23 mi	<u>100%</u>	January 2020
Preserve at Chatham Parkway	August 2018	New construction	144	\$24.5 mi	\$13.5 mi	<u>100%</u>	November 2019
Westlake and Lynwood* Apartments	February 2019	Renovation	200	N/A	\$21.5 mi	<u>100%</u>	December 2019
Paradise Savannah, Moultrie*, and Carrollton* Apartments	April 2020	Renovation	206	\$40.5 mi	\$34.5 mi	<u>100%</u>	October 2020
SNAP	November 2020	Renovation	233	\$66.5 mi	\$56 mi	<u>50%</u>	Fall 2021 (forecasted)
Ogeechee Place	April 2021	New construction	204	\$41.2 mi	\$22 mi	<u><10%</u>	Fall 2022 (forecasted)
Totals			1,503 units		\$ 199 million in bonds		

*HAS is authorized to issue tax-exempt bonds outside of Savannah's limits, contingent upon consent of the locality's government

Supply Analysis – HAS Bond Issuances (2017 – 2021)

Type	Total Affordable Units	Total Market Rate Units	Total Affordable Bedrooms
1 BDRM	50	0	50
2 BDRM	96	0	192
3 BDRM	92	0	276
4 BDRM	8	0	32
Totals	246	0	<u>550</u>

Woodlands at Montgomery

Type	Total Affordable Units	Total Market Rate Units	Total Affordable Bedrooms
1 BDRM	88	2	88
2 BDRM	123	3	246
3 BDRM	59	1	177
Totals	270	6	<u>511</u>

Waters at Gateway

Type	Total Affordable Units	Total Market Rate Units	Total Affordable Bedrooms
1 BDRM	28	0	28
2 BDRM	128	0	256
3 BDRM	32	0	96
4 BDRM	16	0	64
Totals	204	0	<u>444</u>

Type	Total Affordable Units	Total Market Rate Units	Total Affordable Bedrooms
1 BDRM	12	0	12
2 BDRM	84	0	168
3 BDRM	48	0	144
Totals	144	0	<u>324</u>

Preserve at Chatham Parkway

Type	Total Affordable Units	Total Market Rate Units	Total Affordable Bedrooms
1 BDRM	10	0	10
2 BDRM	56	0	108
3 BDRM	30	0	90
4 BDRM	4	0	16
Totals	100	0	<u>224</u>

Westlake Apartments

Type	Total Affordable Units	Total Market Rate Units	Total Affordable Bedrooms
1 BDRM	16	0	16
2 BDRM	24	0	48
3 BDRM	16	0	48
Totals	56	0	<u>112</u>

Paradise Savannah

Type	Total Affordable Units	Total Market Rate Units	Total Affordable Bedrooms
Efficiency / Carriage House	7	0	7
1 BDRM	29	0	29
2 BDRM	92	0	184
3 BDRM	77	0	231
4 BDRM	28	0	112
Totals	233	0	<u>563</u>

SNAP Apartments

Ogeechee Place

Following HUD's "two heartbeats per bedroom" guideline, HAS bonds issued between 2017 and 2021 could potentially house **5,456** individuals in affordable rental units in Savannah.

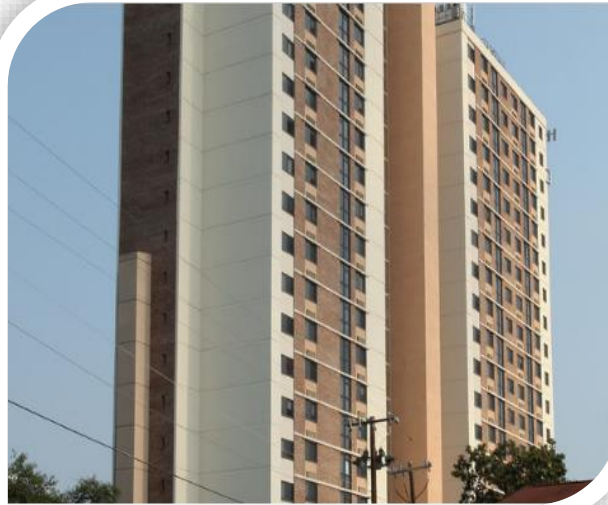
Future use of these Strategies

#2: Prospective renovations facilitated by conversion to RAD

Patterson Terrace



Stillwell Towers



Frazier Homes



Future use of these Strategies

#3: Slated for Demolition and Disposition to facilitate redevelopment

Yamacraw Village – application to HUD in 2021

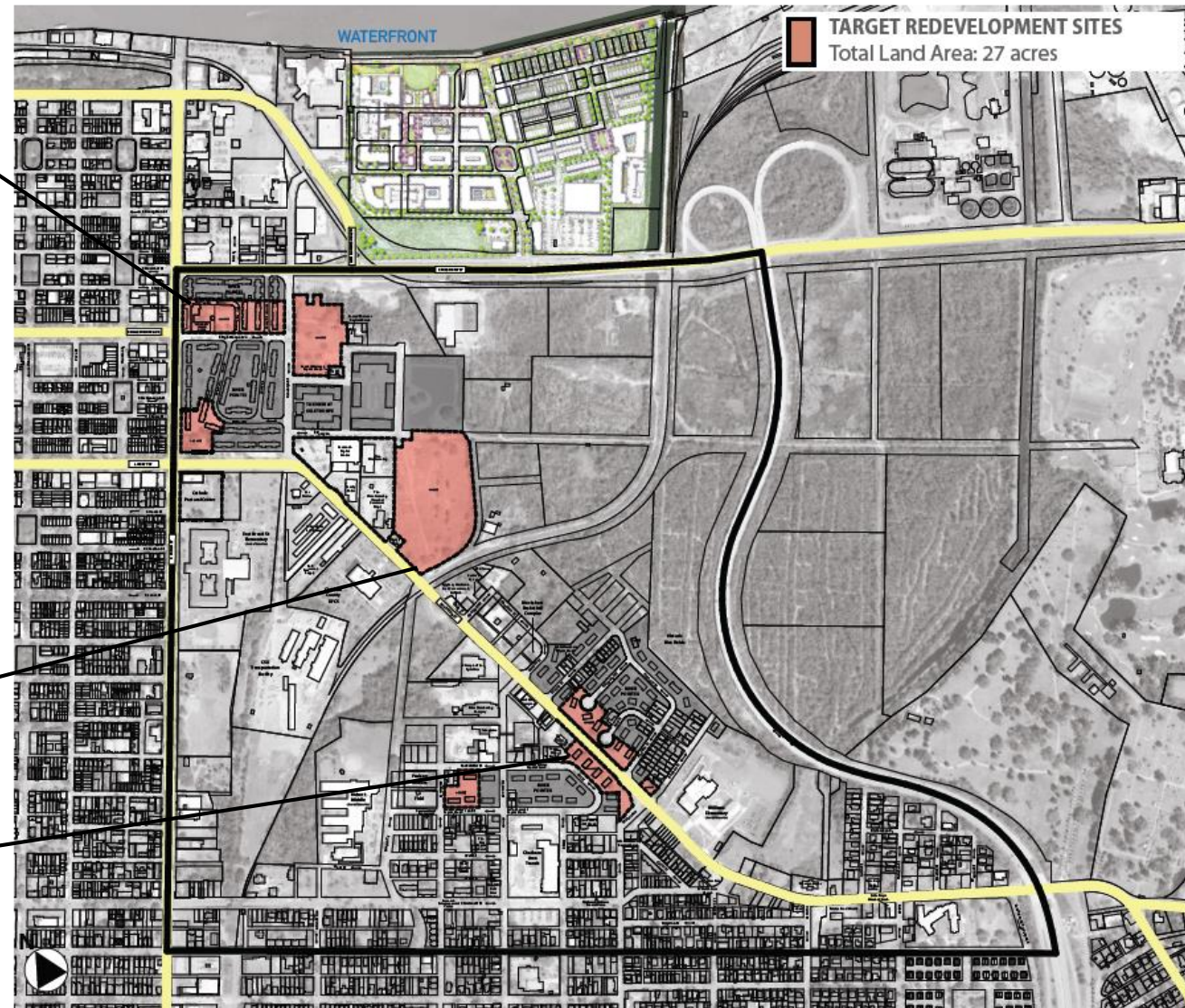


Slated for The View Phase III (slide 17)

Also under #3: New
development phases are
planned for former Hitch,
Wessels and Blackshear sites
that underwent Demolition
in the East Savannah
Gateway

Slated for ELC (slide 18)

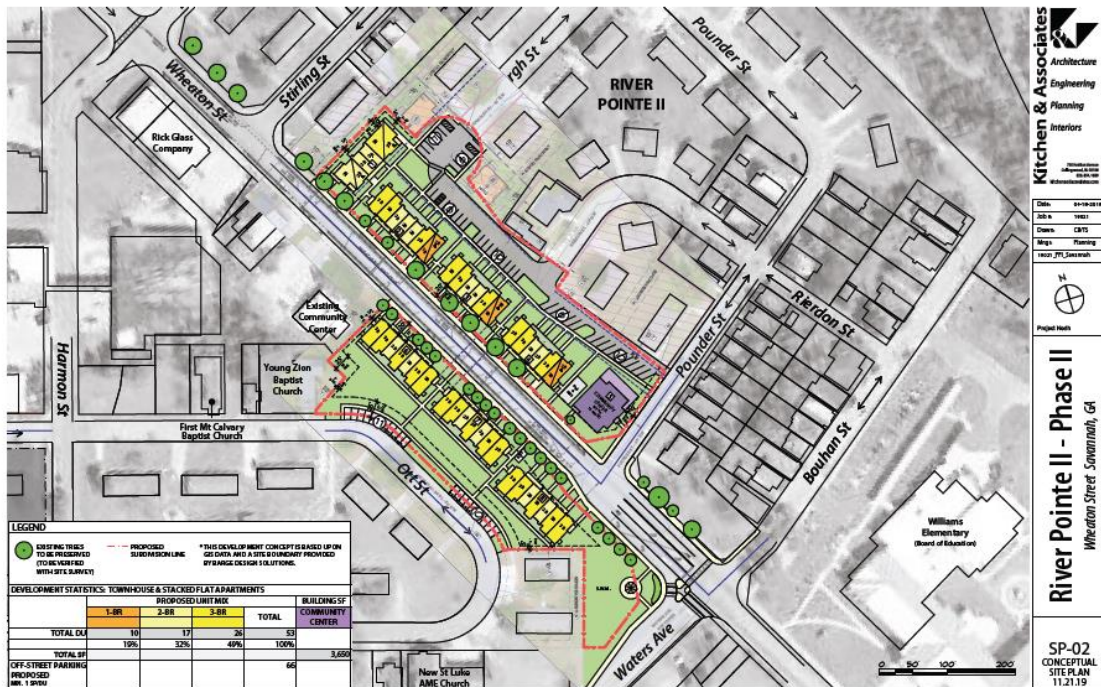
Slated for
River Pointe
II Phase II
(slide 17)



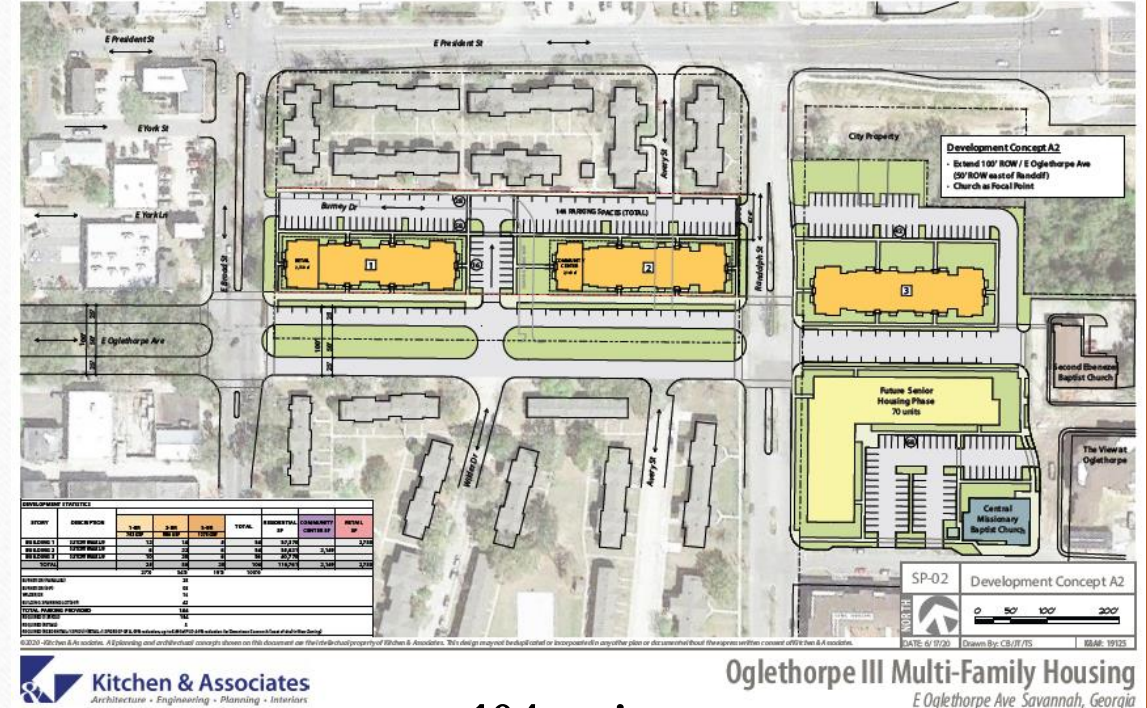
Also under #3: New development phases are planned for former Hitch, Wessels and Blackshear sites that underwent Demolition in the East Savannah Gateway

River Pointe II Phase II

The View at Oglethorpe III



53 units



104 units

Also under #3: Public benefit will be generated by diversifying the use of vacant Hitch land

- HAS plans to lease a portion of former Hitch Village land to East Savannah United to facilitate construction of an Early Learning Center (ELC) in the East Savannah Gateway (a project approved for SPLOST VII funding by City & County).
- Additionally, HAS plans to dedicate to the City 0.5 acres of land to the north of the ELC site, to further the extension of Perry Lane.



Future use of these Strategies

#4: Prospective 2021 Bond Issuance

Savannah Summit

Rehabilitation of 138 units /
\$16.5 million in tax-exempt
bonds



City of Savannah

SPLOST Contributions

	Year	Approved Amount	% Spent (as of May 2021)
Ashley Midtown	SPLOST IV - 2005	\$1,930,814.01	100%
Sustainable Fellwood	SPLOST V - 2008	\$3,658,417.44	100%
Hitch Village Redevelopment	SPLOST VI - 2015	\$6,224,000.00	41%
Early Learning Center	SPLOST VII - 2019	\$3,125,000.00	0%
Total		14,938,231.45	

Thank you for your attention!

