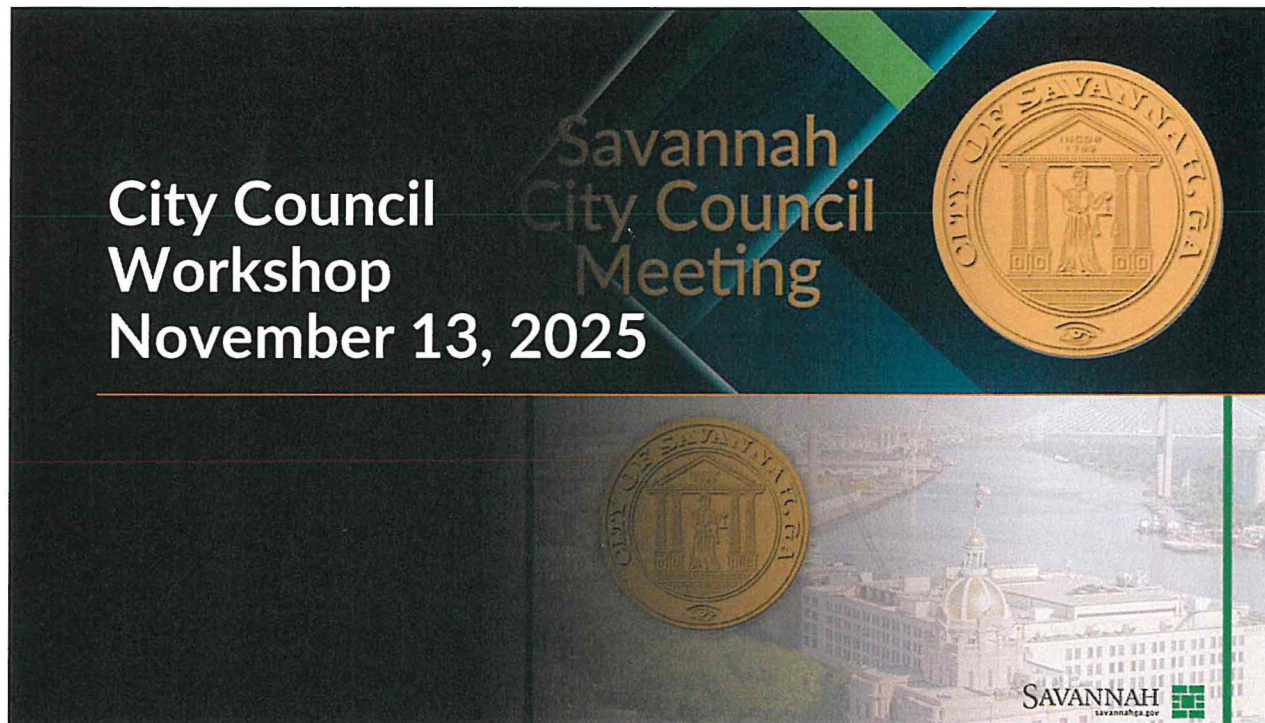
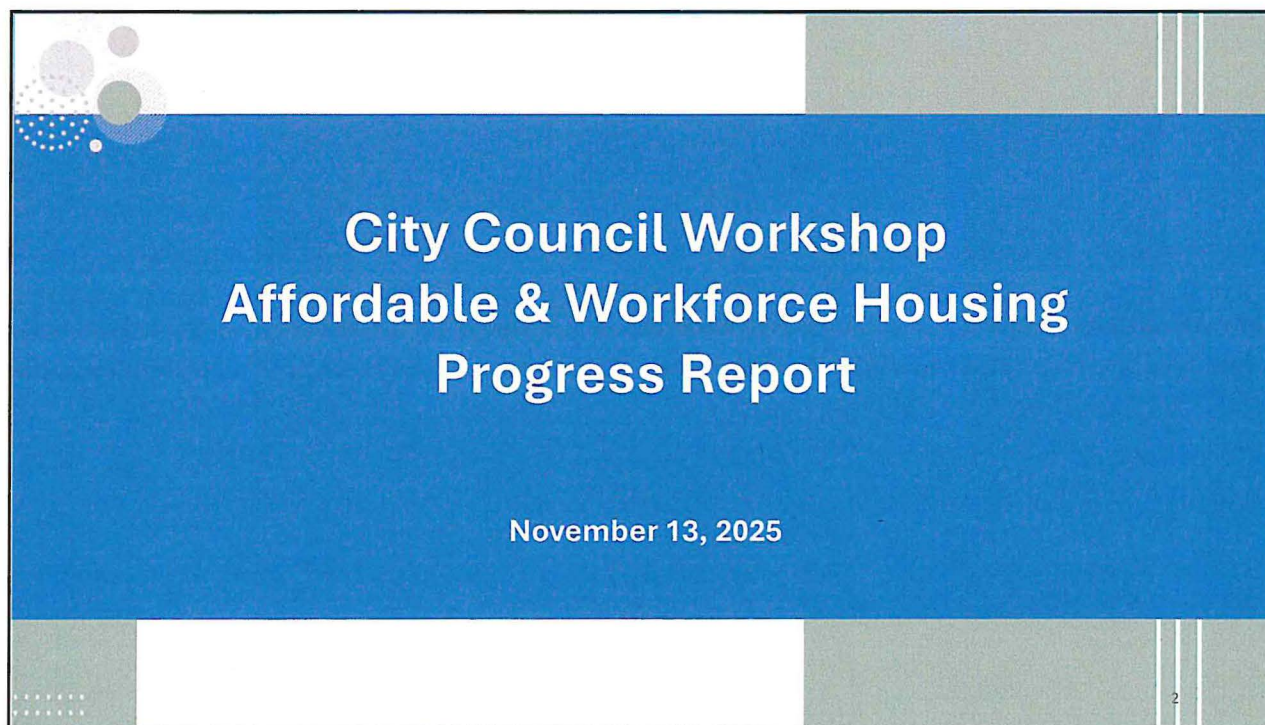




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Update Housing Savannah Action Plan & Savannah Affordable Housing Fund



SAVANNAH
savannahga.gov



3

3

Housing Partners Exceeding Housing Savannah Action Plan Goals

2022-October 2025 Housing Savannah Action Plan Dashboard Summary

Housing Impacts		SAHF/City Investments		Leveraged Investments		Combined Investments	
Goals	Actuals	Goals	Actual	Goals	Actual	Goals	Actual
2,800	2,997	\$ 18,000,000	\$ 42,011,263	\$ 126,000,000	\$ 171,235,202	\$ 144,000,000	\$ 213,246,465
	107%		233%		136%		148%

Housing Savannah Impact Summary	
Home Repairs for Homeowners	832
Single Family Home Purchases	273
Single Family Home Construction	289
Accessory Dwelling Unit Construction	87
Rental Renovations/Construction	404
Rental & Security Deposit Assistance	944
Persons Experiencing Homelessness	88
1K-in-10 Property Acquisitions	80
Total	2,997

SAHF/City Funded Participants		
Minority Participants	Female Participants	Average Income
96%	81%	\$ 27,383
91%	77%	\$ 56,579

SAHF/City Funded Minority Contractor Participation	
Home Repairs for Homeowners	79%
Single Family Home Construction	99%



SAHF = Savannah Affordable Housing Fund.

Housing Impacts = SAHF/City and other projects for which funding was approved and/or work has begun that will lead to improved or new housing.

4

4

Savannah Affordable Housing Fund Takes Big Step Forward Following HSAP Adoption

Savannah Affordable Housing Fund Deposits

Time Period	City Deposits	Private Deposits	Total Deposits	
2012-2021 Pre-HSAP	\$ 2,976,750	\$ 712,138	\$ 3,688,888	
2022-2025 Post-HSAP	\$ 14,000,000	\$ 5,628,770	\$ 19,628,770	
2012-2025 Total	\$ 16,976,750	\$ 6,340,908	\$ 23,317,658	

Savannah Affordable Housing Funds Spent & Leveraged

Time Period	SAHF Funded	Private Funded	Total Funded	Housing Activity
2012-2021 Pre-HSAP	\$ 3,461,685	\$ 51,126,830	\$ 54,588,515	504
2022-2025 Post-HSAP	\$ 21,041,052	\$ 84,931,113	\$ 105,972,165	1541
2012-2025 Total	\$ 24,502,737	\$ 136,057,943	\$ 160,560,680	2045

5

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Partnerships Producing Housing for Persons Experiencing, Exiting or at Risk of Homelessness

Creating up to 136 New Homes



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Dundee Cottages & Cove at Dundee A Model Partnership for the Unhoused



**51 New Homes (39 Cottages + 12 Tiny Homes),
1 Caretaker House and 1 Resident Services Building.**

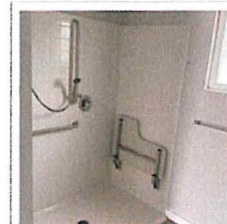
Partners include the City/LBA/CHSA/CHSA Dev./CSAH

Development Cost & Sources

\$ 200,000 City Land Value
\$3,539,400 City SPLOST for Infrastructure & Site Work
\$ 399,865 CHSA SAHF for Resident Service Building
\$ 92,718 CHSA SAHF for Caretaker House
\$2,190,897 CHSA SAHF for Construction of 51 Homes @ \$42,959 Average
\$6,422,880 Total Development Cost

Acquisition Cost & Sources

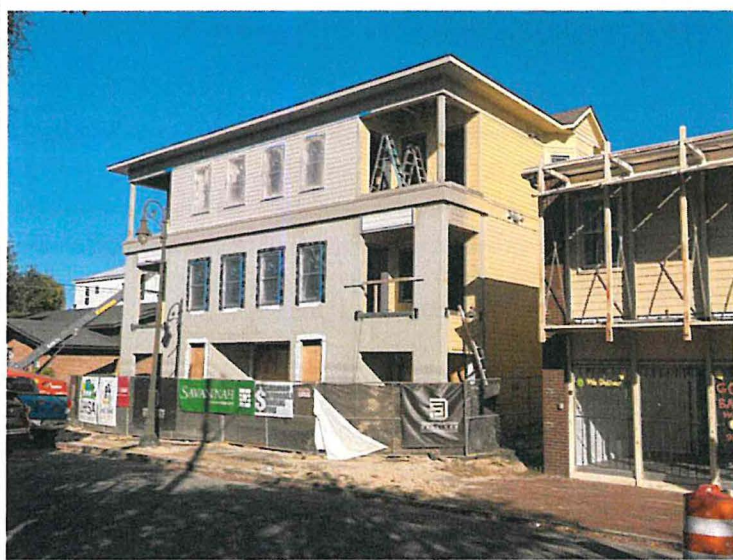
\$1,858,407 CHSA SAHF Loan to Homeless Authority (CSAH)
\$3,105,415 City HOME-ARP HUD Grant to Homeless Authority (CSAH)
\$1,458,658 City Land & SPLOST Permanent Investment
\$6,422,880 Total Acquisition Cost



7

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916 MLK Jr. Blvd. Apartments A Model Partnership For Persons at Risk of or Experiencing Homelessness



**16 New 2-Bedroom
Apartments with
Neighborhood & Resident
Service Facility on City Land.**

**Partners include the
City/LBA/CHSA/CHSA Dev.**

\$ - City Land
\$ 433,321 City SPLOST
\$ 250,000 CHSA
\$ 5,316,679 CHSA SAHF
\$ 6,000,000 Total Investment

Opening in 1st Quarter 2026.

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1826 Florance Street Apartments for Medically Fragile Unhoused Persons

Gut renovation of 4 apartments
for medically fragile persons.

Opening in 1st Quarter 2026.

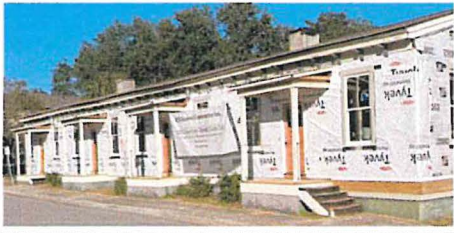
City/LBA/CHSA/CHSA Dev/CIVIS

\$ 215,000 City 1K-in-10 SPLOST

\$ 200,000 CIVIS SAHF

\$ 291,588 CHSA SAHF

\$ 706,588 Total Investment



9

9

Dawes Avenue Redevelopment Coming in 2026-2027

30 New Homes to Include Homes for
Families Experiencing, Exiting, and at Risk of Homelessness



Primary Partners

City Land & Infrastructure
SPLOST & SAHF

Land Bank Authority
Lots for Sale and Lease

CHSA, Inc. SAHF & Private
Development and
Permanent Financing

CHSA Development, Inc.
Housing Development for
Sale and Lease

10

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Cuyler-Brownville Neighborhood

Housing Partnerships, Activities & Investments Benefitting the Neighborhood and its Residents



11

11

Charity Hospital & Florance Street Elementary School Renovation



Mercy Housing secures LIHTCs with City & CHSA support to Renovate Historic Cuyler-Brownville Properties with 88 Affordable Apartments.

\$ 560,000	CHSA SAHF
\$ 14,440,000	Mercy/LIHTC
\$ 15,000,000	Total Investment



12

12

Neighborhood Improvement Association, Inc. (NIA) Develops New Houses

- LBA provides land to NIA.
- CHSA provides NIA with CIVIS/GPA/SAHF funds for development.
- CHSA provides Home Buyers with CIVIS/GPA/SAHF down payment assistance.



13

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CIVIS

Investments Benefit Cuyler-Brownville

CIVIS, formerly the Galvan Foundation, contributed \$1,050,000 to the Savannah Affordable Housing Fund in 2023 in support of the Housing Savannah Action Plan.

It wanted this and other CIVIS investments to help improve lives and improve housing, education, and cultural assets in the Cuyler-Brownville neighborhood.

CIVIS SAHF Investment

30	\$	105,000	Home Improvement Assistance
15	\$	150,000	Home Purchase Assistance
5	\$	300,000	House Construction Assistance
11	\$	228,000	Rental Housing Assistance
61	\$	783,000	

CIVIS Additional Investment

1	\$	10,000	Home Purchase Assistance
13	\$	3,490,000	Housing Acquisition & Development
1	\$	1,300,000	Kiah Campus
15	\$	4,800,000	

CIVIS Total Investment

76	\$	5,583,000	
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CIVIS**Renovates & Constructs Homes at 2205 & 2207 MLK Jr. Blvd.**

- LBA makes property available for renovation and construction.
- CIVIS invests its funds in acquisition, renovation, and development.
 - Renovates 1 House & Builds 1 House and 2 ADUs
- CIVIS finances the sale of the 4 new dwellings to CHSA Development for rent.

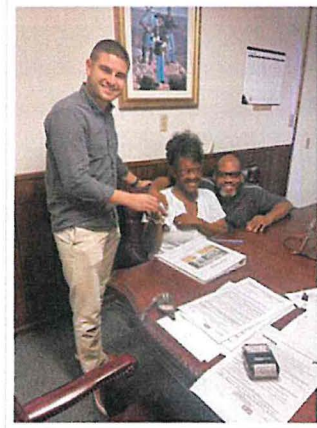
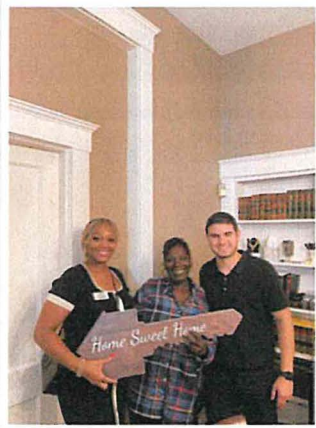


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CIVIS**Renovates & Constructs Homes for Sale to First Time Buyers**

- LBA makes property available for renovation and construction.
- CIVIS invests its funds in acquisition, renovation, and development.
- CHSA provides Home Buyer with CIVIS/GPA/SAHF down payment assistance.



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CIVIS Constructs 8 New Houses

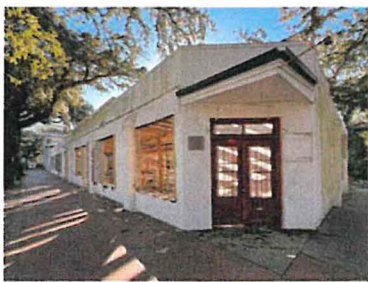
- City/LBA make property available.
- CIVIS invests in acquisition & development.
- CHSA provides Home Buyers with CIVIS/GPA/SAHF down payment assistance.



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CIVIS Invests \$1.3M
in the Acquisition and
Renovation of the "Kiah
Campus" Including the
Historic Kiah House and
Adjoining Historic
Commercial Building in
Partnership with the City,
CHSA and Others.

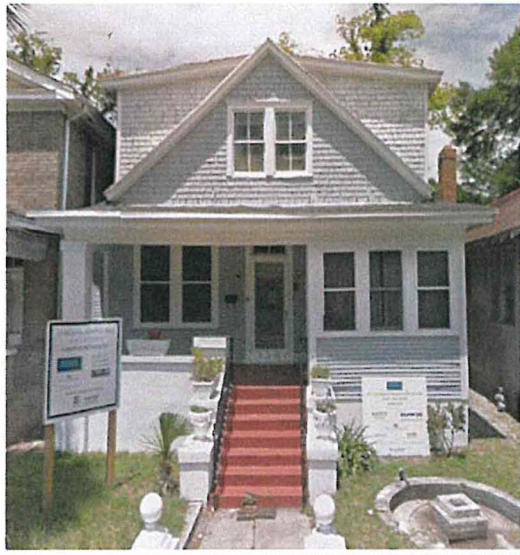


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CIVIS

Renovates the Historic W.W. Law Home



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Land Bank Authority &

City 1K-in-10

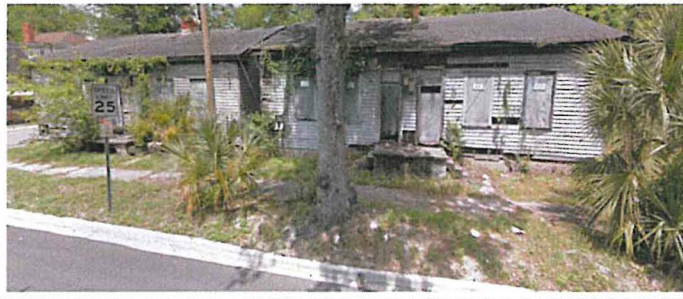
**Blighted, Vacant, Property Acquisition & Investment Initiative
Cuyler-Brownville Neighborhood**



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Land Bank Authority Purchases Blighted, Vacant, Row Houses in the 700 Block of W 39th Street that are Renovated into 4 Apartments



LBA Property Sales Result in 124 New Dwellings 2019-2025

62 Properties Sold to 21 MWBE Firms/Persons
 4 Properties Sold to 2 Non-Minority Firms/Persons
 41 Properties Sold to 7 Non-Profit Organizations
 107 Properties Sold to 30 Firms/Persons/Non-Profits

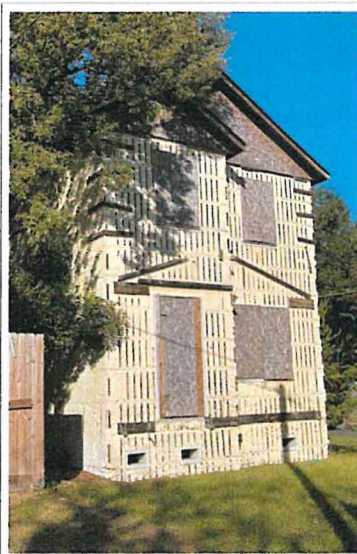
Where applicable, the LBA gives interested heirs first opportunity to acquire and develop family property with clear title.



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1K-in-10 Blighted, Vacant, Property Acquisition & Redevelopment Initiative



Cuyler-Brownville 1K-in-10 Vacant, Blighted, Property Acquisition & Development Initiative.

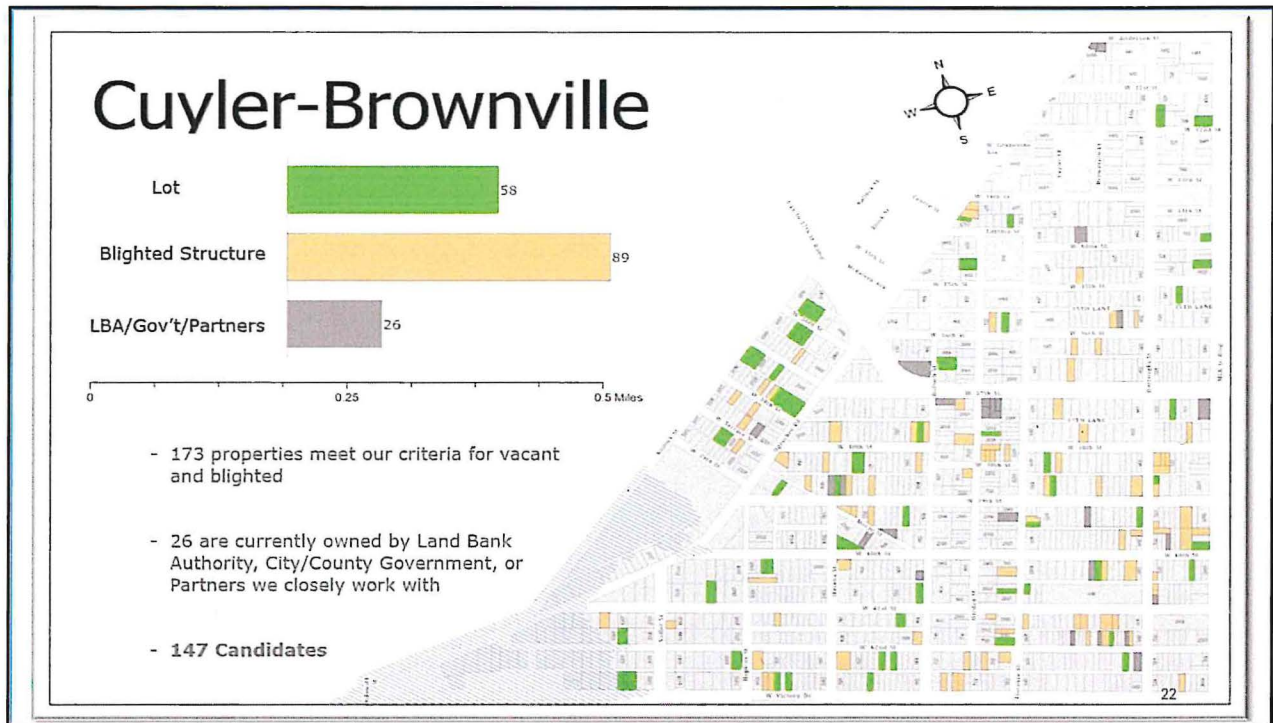
- City and LBA are involved in acquisition and title clearing.
- LBA to sell property for development giving heirs top priority to purchase property with clear title.
- CHSA to provide SAHF development and permanent financing.

Vacant Blighted Property Acquisition Candidates

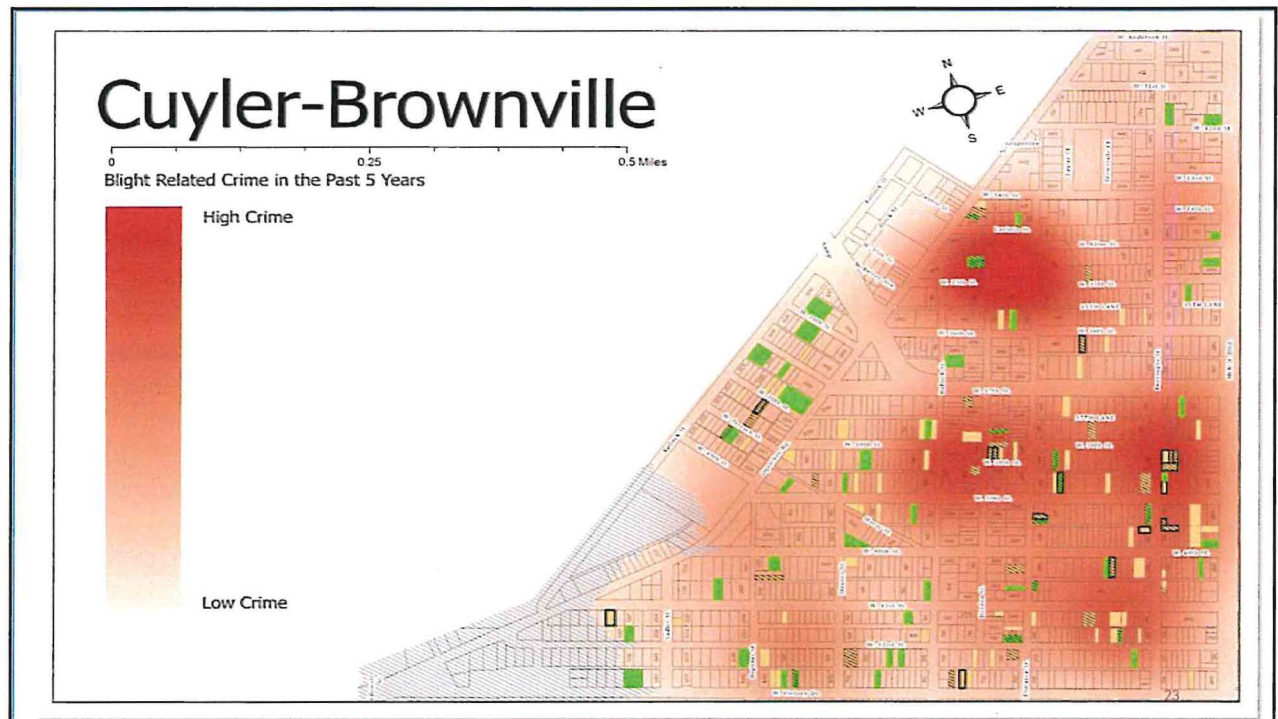
27 Eminent Domain Candidates 2026-27
 24 Eminent Domain Candidates 2027-28
 51 Total ED Candidates (19 Investor & 32 Heir)
 4 Properties Currently Being Repaired
 55 Total Potential Acquisitions

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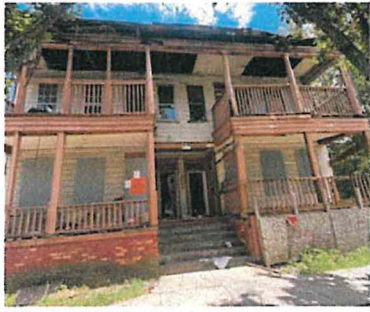


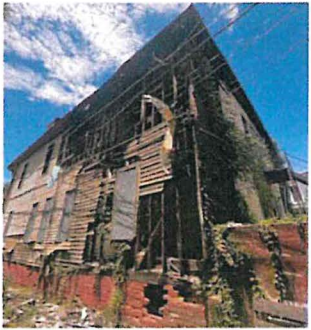
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“Blighted Property”, “blighted” or “blight” means any urbanized or developed property which:

- I. Uninhabitable, unsafe, or abandoned structures;
 - Abandoned structure
 - Open unfit for habitation violation
 - Closed Blight Tax (2024)
- II. Inadequate provisions for ventilation, light, air, or sanitation;
 - Open trash and overgrowth violations, of which can contribute to the presence of mosquitos, vermin, snakes, etc.
 - Boarded windows
- III. Repeated illegal activity on the individual property of which the property owner knew or should have known;
 - 6 blight related crimes reported (2019 – 2024)
- IV. The maintenance of the property is below state, county, or municipal codes for at least one year after notice of the code violation;
 - 13 open violations dating back to 2020



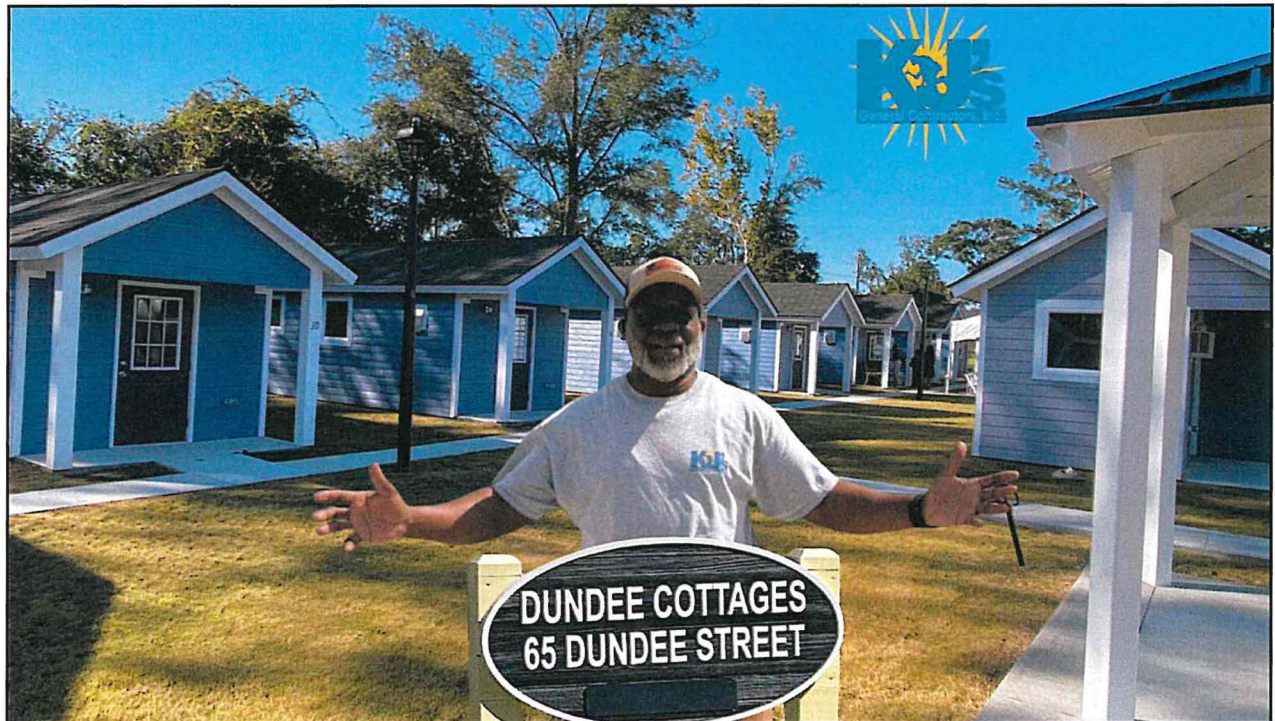


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