

**A RESOLUTION  
AUTHORIZING THE TRANSFER OF FOUR CITY OWNED LOTS AND THE  
USE OF UP TO \$5,500,0000 FROM THE SAVANNAH AFFORDABLE HOUSING FUND  
TO HELP PROVIDE DEVELOPMENT AND PERMANENT FINANCING  
TO CREATE 16 AFFORDABLE 2-BEDROOM APARTMENTS AND A  
SUPPORTIVE SERVICES FACILITY FOR PERSONS AND FAMILIES  
EXPERIENCING HOMELESSNESS, EXITING HOMELESSNESS AND/OR AT RISK  
OF BECOMING HOMELESS LOCATED AT  
916 MARTIN LUTHER KING, JR. BLVD.**

**WHEREAS**, in October 2021, the Mayor and Aldermen of the City of Savannah (the “City”) adopted the Housing Savannah Action Plan developed by the Housing Savannah Task Force to increase housing availability, accessibility, and affordability options for all who choose to make Savannah their home; and

**WHEREAS**, the Action Plan documented that approximately 21,000 (40%) of Savannah households are cost burdened, cannot afford to live in quality housing, and that more Affordable Housing of all kinds and at all income levels is needed; and

**WHEREAS**, these households include persons who are experiencing and exiting homelessness, and those who are at risk of becoming homeless due to rising housing costs; and

**WHEREAS**, the City has undertaken an initiative to bring about the development of blighted, abandoned lots with affordable housing; and

**WHEREAS**, the City owns four (4) vacant lots including one with frontage at 916 Martin Luther King, Jr. Boulevard, two lots on West Waldburg Street, and one lot on West Bolton Street with property identification numbers (PINs) of 20052 04011, 20052 04012, 20052 04014, and 20052 04004 located in the West Victorian neighborhood (the “Property”); and

**WHEREAS**, the City, Community Housing Services Agency, Inc. (CHSA), CHSA Development, Inc. (CHSA Development), and the Chatham County/City of Savannah Land Bank Authority (LBA) have worked collaboratively during the past two years to prepare plans and secure pricing to develop 16 affordable 2-bedroom apartments with a supportive services facility (the “Development”) for households and persons who are experiencing homelessness, exiting homelessness, and/or are at risk of becoming homeless due to rising housing costs; and

**WHEREAS**, to make this possible the LBA requests that the City transfer the Property to it and CHSA requests that the City authorize it to use the Savannah Affordable Housing Fund (SAHF) for the Development; and

**WHEREAS**, once the Property is transferred to the LBA, the LBA will make it available to CHSA Development for the construction of the housing and a supportive services facility; and

**WHEREAS**, CHSA was established by local government, business, and civic leaders in 1989 to help finance various affordable housing initiatives and projects, and CHSA Development was established in 1991 by CHSA to develop affordable housing; and

**WHEREAS**, in 2011 the Mayor and Aldermen of the City of Savannah established the SAHF to serve as a depository for local government and private contributions to help address Savannah’s housing challenges and opportunities; and

**WHEREAS**, CHSA, a U.S. Treasury Department Community Development Financial Institution (CDFI), has administered the SAHF since inception for the City and other donors; and

**WHEREAS**, if approved, CHSA will use up to \$5,500,000 from the SAHF along with up to \$250,000 from its funds to help provide the construction and permanent financing required for the Development; and

**WHEREAS**, while construction is occurring CHSA Development, with assistance from the City, will seek proposals from qualified non-profit organizations to acquire and manage the completed improvements and to provide supportive services; and

**WHEREAS**, the selected non-profit owner-operator will need to demonstrate it has the financial strength necessary to own and manage the completed improvements, and demonstrate that it has successfully provided housing and supportive services to persons and families experiencing homelessness, exiting homelessness, and/or at risk of becoming homeless; and

**WHEREAS**, the selected non-profit owner-operator of the completed improvements will also be required to establish an advisory arm composed of representatives from the City, CHSA, LBA, a nearby business, and the neighborhood association to help ensure that the property is managed and maintained as envisioned and that residents are welcomed into the neighborhood; and

**WHEREAS**, if this Resolution is approved, construction of the housing and supportive services facility is expected to begin in January 2025 and to be completed near the end of 2025.

**NOW THEREFORE BE IT RESOLVED**, that the Mayor and Aldermen of the City of Savannah, Georgia, do hereby approve this Resolution authorizing the transfer of the four aforementioned City-owned lots to the Chatham County/City of Savannah Land Bank Authority and authorizing Community Housing Services Agency, Inc. to use funds as described above.

Adopted this 19th day of December 2024.

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Van R. Johnson, II, Mayor

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Mark Massey, Clerk of Council