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July 8, 2021

Ms. Alison Goldey, Executive Director
Chatham County / City of Savannah Land Bank Authority
PO Box 1027
Savannah, GA 31402

Dear Ms. Goldey:

Family Promise is interested in a vacant house located at 225 Cumming Street that is owned by the City of Savannah. We would like the Chatham County / City of Savannah Land Bank Authority (LBA) to request that the City transfer this property to the LBA with the understanding that the LBA will then make it available to Family Promise to be used as affordable rental housing for persons our organization serves. Family Promise will renovate the house within 12 months after entering into a lease with the LBA. A copy of our proposed scope of work and budget is attached.

Family Promise will raise the funds and secure the contractors and volunteers necessary to help it renovate the property. We estimate the value of the renovation to be about \$50,000. In return, we would ask that the LBA provide Family Promise with a 15-year lease that has a nominal annual payment of \$10. At the end of 15 years, Family Promise would like the opportunity to enter into another lease and/or to purchase the property at the value price determined at the beginning of our original lease, if doing so is agreeable with the LBA at that point in time.

Once renovated, the house will be rented at an affordable price to persons we serve who are transitioning out of homelessness and are in need of housing. We anticipate that rent will not exceed \$900.00 a month for the 3-bedroom house—below the current \$1,385 fair market rent for this size house. Rents will not exceed 30% of household incomes unless the renter is receiving a housing voucher that pays the difference.

Being able to renovate and use 225 Cumming Street will complement work that we are doing to renovate and construct two houses across the street at 218 and 220 Cumming Street. Renovation of 218 is underway and should be done by August 31, 2021. We began to renovate 220 but determined that it was not cost effective to do so and, instead, have demolished it and are preparing to construct a new home on it. We expect that construction of the new house will begin in September 2021. While COVID-19 and associated building cost increases have slowed progress made on these two houses, we are looking forward to their completion. The close proximity of all three homes to each other will provide an added support networking benefit for the families occupying the houses and for our organization.

Please let me know if you have any questions or need additional information. I look forward to talking with you and, hopefully, being able to gain access to and renovate 225 Cumming Street as described above.

Sincerely,

A handwritten signature in black ink, appearing to read "Katrina B. Smith".