

**A RESOLUTION DEFINING AFFORDABLE HOUSING
AND ASSOCIATED TERMS IN SUPPORT OF
PRESERVING, IMPROVING, AND INCREASING
THE SUPPLY OF AFFORDABLE HOUSING BENEFITTING SAVANNAH
RESIDENTS THROUGH CONTINUED IMPLEMENTATION OF THE
HOUSING SAVANNAH ACTION PLAN.**

WHEREAS, in October 2021, the Mayor and Aldermen 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, Affordable Housing is most affordable when, regardless of income level, it can be rented or purchased by households of various income groups paying no more than 30% of gross household income for housing, and is most needed by households earning up to 120% of the Area Median Income (AMI) with the need increasing as household income decreases; and

WHEREAS, Workforce Housing, sometimes referred to as Missing Middle Housing, is Affordable Housing needed by members of a community's workforce with incomes above 80% up to 120% AMI who typically have incomes above those eligible to receive federal government housing assistance yet below those required to afford market rate housing; and

WHEREAS, Low and Moderate Income Housing is Affordable Housing needed by community members, including members of its workforce, with incomes above 50% and up to 80% AMI who typically need moderate levels of housing assistance to afford housing; and

WHEREAS, Very Low Income Housing is Affordable Housing needed by community members, including members of its workforce, with incomes above 30% and up to 50% AMI who frequently need significant levels of housing assistance to afford housing; and

WHEREAS, Extremely Low Income Housing is Affordable Housing available to community members, including members of its workforce, with incomes at or below 30% AMI who frequently need heavily subsidized housing assistance; and

WHEREAS, based upon economic growth, rising housing costs, a declining supply of existing housing that has always been affordable called Naturally Occurring Affordable Housing, and other factors, Savannah, including members of her workforce and her aging population, needs more housing that is affordable to households with incomes up to 120% of the Area Median Income (AMI); and

WHEREAS, the City of Savannah desires more quality Affordable Housing that is available, accessible, and affordable to households with incomes up to 120% AMI with a special interest in housing that is available and affordable to households with incomes at and below 80% AMI, and

WHEREAS, the City of Savannah desires more quality Affordable Housing in which residents, renters and home buyers, pay no more than 30% of their gross household income toward their house payment, and

WHEREAS, the City of Savannah desires more quality affordable rental housing in which rents are at or below HUD published Fair Market Rents, and

WHEREAS, the City of Savannah has a long history of supporting the preservation, improvement, and creation of Affordable Housing both financially and legislatively, and

WHEREAS, the City of Savannah uses a variety of legal mechanisms, including contracts, deed restrictions, and loan agreements, to help ensure compliance with affordability and associated requirements when it provides financial and legislative support for Affordable Housing; and

WHEREAS, the Action Plan identifies 5 major Strategies that include 43 possible Action Items to address Savannah’s Affordable Housing challenges and opportunities; and

WHEREAS, Strategy 5 of the Action Plan calls to “*Support Local, State & Federal Housing Friendly Policy and Legislation*”, and

WHEREAS, Strategy 5A.3 further calls for the City to “*Support, where appropriate and possible, City of Savannah incentives that help reduce housing repair, renovation, construction, and development costs.*”, and

WHEREAS, Strategy 5A.4 further calls for the City of Savannah to “*Support, where appropriate and possible, zoning, development standard, licensing and similar ordinance amendments and/or new ordinances that promote housing affordability.*”

NOW THEREFORE BE IT RESOLVED, that the Mayor and Aldermen of the City of Savannah, Georgia do hereby adopt this Resolution defining Affordable Housing and associated terms, and enabling the City Manager and staff to undertake activities that preserve, improve, and increase the supply of Affordable Housing as described herein and as called for in Strategy 5 and elsewhere in the Housing Savannah Action Plan.

Adopted this 7th day of November 2024.

Van R. Johnson, II, Mayor

Mark Massey, Clerk of Council