



CHATHAM COUNTY & CITY OF SAVANNAH
LAND BANK AUTHORITY

1375 Chatham Parkway, P.O. Box 1027. Savannah, Georgia 31402

June 21, 2021

Martin Fretty, Director
Housing & Neighborhood Services Department
City of Savannah
PO Box 1027
Savannah, GA 31402

RE: Request for 225 Cumming Street, Savannah, GA (PIN 20019 18010)

Dear Martin:

Family Promise of Greater Savannah, Inc. (Family Promise), an experienced local non-profit and advocate for families most in need of housing has petitioned the Chatham County/City of Savannah Land Bank Authority (LBA) to request that the Mayor and Aldermen of the City of Savannah transfer title to the vacant house located at 225 Cumming Street to the LBA. The LBA, in turn, will enter into a ten year lease with Family Promise with the understanding that Family Promise will renovate the house within twelve months and make it available to persons they serve who are transitioning out of homelessness and are in need of housing at an affordable rent.

Family Promise has recently renovated 218 Cumming Street which should be completed by the end of the June 2021, and they are planning new construction of a house at 220 Cumming Street to begin in July 2021. The addition of 225 Cumming Street will complement the work that they are currently executing on Cumming Street. This action should help the City initiate and expedite the redevelopment and population of Cumming Street blighted properties with improved housing and responsible new owners and residents.

If this transfer is approved by City Council, the LBA will work with the City Attorney to draft a the lease agreement and related documents.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alison Goldey'.

Alison Goldey
Director



P O. Box 22023, 126 Horizon Park Drive
Savannah, GA 31403
Phone: 912-790-9446
Fax: 912-790-9496
www.familypromisece.org
info@familypromisece.org

June 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 10-year lease that has a nominal annual payment of \$10. At the end of 10 years, Family Promise would like the opportunity to enter into another lease and/or to purchase the property 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 June 30, 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 July 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 R. Bostick".

Katrina R. Bostick
Executive Director

Scope of Work
225 Cumming Street
June 8, 2021

Site Improvements - Total \$4000

1. Sidewalk from street to front porch \$1000
2. Grade yard as necessary and install landscaping, stand of grass and/or appropriate ground cover \$1500
3. Fence side/rear yard including stockade fence across rear property line \$1500

Structural Improvements – Total \$5000

1. Correct any structural deficiencies \$5000

Exterior Building Improvements – Total \$13,300

1. New architectural shingle roof, flashing and drip edge \$5000
2. Repaired and painted exterior walls, stairs, porches and trim \$3000
3. New insulated glass windows \$3500
4. New exterior doors and locksets \$1800

Interior Building Improvements - \$5500

1. Install new floor coverings-\$ 1000
2. Install and paint new gypsum board and paint interior walls and ceilings \$1500
3. Install and paint new interior doors, hardware and locksets \$500
4. Install and paint new baseboards, casing and other interior trim \$500
5. Install attic access stairs \$500
6. Install minimum of R-30 attic insulation and vapor barrier \$1500

Cabinetry, Appliances & Miscellaneous - \$9000

1. Install new finished kitchen cabinets and countertops \$5000
2. Install new finished bathroom vanity cabinets, medicine chests, mirrors and towel bars \$2000
3. Install new refrigerator, range, range hood \$2000

Electrical Improvements- \$3000

1. Electrical system to meet and comply with electric code requirements \$1000
2. Rewire house per electric code \$1000
3. Install new electric fixtures including rear flood lights \$1000

Plumbing Improvements- \$8000

1. Plumbing system to meet and comply with plumbing code requirements \$2000
2. Repair and/or install new yard sewer line and water entrance line \$2000
3. Repair and/or install a new drain, waste and vent system \$1000
4. Install new double bowl kitchen sink and faucet \$500
5. Install new bathroom sink, tub/shower, faucets and toilet \$1000
6. Install new water heater \$1500

HVAC Improvements - \$3000

1. HVAC system to meet and comply with mechanical code requirements \$1500
2. Install new central HVAC system \$1500

Total estimated amount renovation amount \$50800

Signed: _____

Date: _____