RESOLUTION AUTHORIZING THE CHATHAM SAVANNAH AUTHORITY FOR THE HOMELESS TO RECEIVE A $1,858,407 SAVANNAH AFFORDABLE HOUSING FUND LOAN AND A $3,105,415 HUD HOME-ARP GRANT FOR THE ACQUISITION OF 39 COTTAGES, A CARETAKER HOUSE, AND A RESIDENT SERVICES BUILDING LOCATED AT THE DUNDEE COTTAGES, 65 DUNDEE STREET, AND FOR PERMANENT FINANCING FOR THE CONSTRUCTION OF 12 TINY HOMES LOCATED AT THE COVE AT DUNDEE, 75 DUNDEE STREET, SAVANNAH, CHATHAM COUNTY, GEORGIA

**WHEREAS,** the Mayor and Aldermen of the City of Savannah established the Savannah Affordable Housing Fund (SAHF) in 2012 to address local affordable housing challenges and opportunities; and

**WHEREAS**, any loans made from the SAHF for more than $100,000 must be authorized by the Mayor and Aldermen; and

**WHEREAS**, since 2012 Community Housing Services Agency, Inc. (CHSA) has administered the SAHF for the City of Savannah; and

**WHEREAS,** in August 2022 the Mayor and Aldermen of the City of Savannah approved the use of property and development funding for site improvements and the construction of 52 small dwellings and a resident services building for persons experiencing homelessness and associated challenges at the Dundee Cottage and Cove at Dundee sites; and

**WHEREAS**, this undertaking involved a partnership in which the City provided a parcel of vacant land approximately 5.17 acres in size and located at 65 Dundee Street to the Chatham County / City of Savannah Land Bank Authority (LBA); and

**WHEREAS**, the LBA then provided CHSA Development, Inc., a non-profit housing developer, with a long-term assumable ground lease so it could use the Savannah Affordable Housing Fund (SAHF) and other funds provided by CHSA to construct the dwellings and resident services building; and

**WHEREAS**, once construction is complete, CHSA Development, Inc. will transfer the LBA long-term ground lease and sell the housing and resident services building at Dundee Cottages to the Chatham Savannah Authority for the Homeless (CSAH); and

**WHEREAS**, CSAH will use a $1,858,407 SAHF loan and a $3,105,415 HUD HOME-ARP grant to pay for and acquire the improvements from CHSA Development, Inc.; and

**WHEREAS**, upon receipt of these SAHF and HOME-ARP funds at the sale of Dundee Cottages, minus closing costs, CHSA Development, Inc., will repay its development financing to CHSA, and CHSA will deposit the balance of these funds into the SAHF for use on other affordable housing initiatives; and

**WHEREAS**, the HOME-ARP grant will be used to acquire 28 of the Dundee Cottage homes that will be marketed and leased to qualified residents and managed by the CSAH in strict compliance with HOME-ARP program requirements; and

**WHEREAS,** the remaining 11 Dundee Cottages and caretaker house will also be leased to qualified residents and managed by the CSAH; and

**WHEREAS**, CSAH will utilize the resident services building, which includes a laundry, commercial kitchen, meeting rooms, and office space for staff and service providers who will assist both Dundee Cottage and Cove at Dundee residents; and

**WHEREAS**, CSAH expects that monthly rents, including utilities, for Dundee Cottages will range between $650 and $850 depending upon cottage size and the outcome of planned rental assistance fundraising efforts; and

**WHEREAS**, CSAH has already raised $178,000 from private donations to purchase appliances and furnish the cottages, caretaker house, and resident services building so all three will be move in ready; and

**WHEREAS**, as part of its ownership and management plan, CSAH will continue to seek partnerships for the delivery of supportive services that will benefit Dundee Cottage and Cove at Dundee residents.

**NOW, THEREFORE, BE IT RESOLVED,** that the Mayor and Aldermen of the City of Savannah, Georgia, authorize a $1,858,407 SAHF loan and a $3,105,415 HOME-ARP grant be made available to the Chatham Savannah Authority for the Homeless as described herein.

Adopted this 14th day of August 2025

Mark Massey, Clerk of Council

Van R. Johnson, II, Mayor