

**RESOLUTION TO ADOPT AMENDMENT #1 TO THE
SAVANNAH GARDENS URBAN REDEVELOPMENT PLAN**

WHEREAS, the City of Savannah is given its urban redevelopment powers through O.C.C.G. Title 36, Chapter 61 of the Code of Georgia, as amended, known as the Urban Redevelopment Law, which provides local governments with broad authority to plan and implement improvements to blighted areas within their jurisdiction in the interest of the public health, safety, morals or welfare of their residents; and

WHEREAS, the Savannah Gardens Urban Redevelopment Plan was adopted by the Mayor and Aldermen of the City of Savannah on March 26, 2009 with the primary focus of redeveloping the roughly 44-acre dilapidated and vacant Strathmore Estates Apartments and two adjoining parking lots between Strathmore Estates Apartments and Gwinnett Street; and

WHEREAS, the proposed amendment (Amendment #1) expands the boundary of the Savannah Gardens Urban Redevelopment Area by approximately 1.71 acres to include the abandoned, dilapidated grocery store owned by CHSA on the south side of East Gwinnett Street between Pennsylvania Avenue and Long Avenue; and

WHEREAS, Amendment #1 modifies the Savannah Gardens Master Plan to reflect the proposed land uses for the undeveloped portion of the Urban Redevelopment Area, including a mixed use land use classification for the former grocery store site and vacant parking lots along Gwinnett Street; and

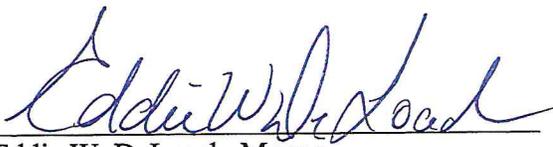
WHEREAS, Amendment #1 establishes a sunset date for the Savannah Gardens Urban Redevelopment Plan of December 31, 2021; and

WHEREAS, public input remains important to the Savannah Gardens redevelopment initiative and was sought and received at informational meetings held at Savannah Gardens on March 2, March 9, and April 2, 2018; and

WHEREAS, the Mayor and Aldermen of the City of Savannah held a public hearing to receive citizens' comments on Amendment #1 to the Savannah Gardens Urban Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Aldermen of the City of Savannah, Georgia approve the adoption of Amendment #1 to the Savannah Gardens Urban Redevelopment Plan.

Adopted this 26th day of April, 2018


Eddie W. DeLoach, Mayor


Luciana Spracher, Acting Clerk of Council

Amendment #1
Savannah Gardens Neighborhood Urban Redevelopment Plan
April 26, 2018

The Savannah Gardens Neighborhood Urban Redevelopment Plan (the “URP”) was adopted by the Mayor and Aldermen of the City of Savannah on March 26, 2009. The primary focus of the URP is the redevelopment of the roughly 44 acre dilapidated and vacant Strathmore Estates Apartments. It also includes the redevelopment of two adjoining parking lots between Strathmore Estates Apartments and Gwinnett Street. The owner and Master Developer for the Savannah Gardens urban redevelopment area is CHSA Development, Inc. (CHSA) a Savannah non-profit housing organization.

Amendment #1 to the Savannah Gardens Neighborhood URP:

1. Expands the boundaries of the urban redevelopment area by approximately 1.71 acres to include the abandoned, dilapidated grocery store on the south side of East Gwinnett Street between Pennsylvania Avenue and Long Avenue. This parcel of land was purchased in 2008 by CHSA along with the two adjoining parking lots on the north side of East Gwinnett Street already included in the urban redevelopment area boundaries. Including the 1.71 acre site in the urban redevelopment area will allow for continued development of the community in a unified and coordinated manner consistent with the Savannah Gardens Planned Unit Development (PUD) and URP. See **Exhibit A** for the boundaries of the Savannah Gardens urban redevelopment area and **Exhibit B** for the boundaries of the Savannah Gardens PUD.
2. Modifies proposed land uses for the urban redevelopment area including providing a mixed use land use classification proposed for the former grocery store site and its vacant parking lots, as shown in **Exhibit B**. This in turn modifies the Conceptual Land Design for the PUD, as shown in **Exhibit C**. The proposed land uses are consistent with the Chatham County-Savannah Comprehensive Plan Future Land Use Map.
3. Recognizes that public input remains as important to the Savannah Gardens redevelopment initiative as it was in 2008 when two charrettes, neighborhood association and advisory committee meetings were held in advance of a public hearing. Public input was sought and received at PUD and URP amendment informational meetings held at Savannah Gardens on March 2, March 9, and April 2, 2018. Comments received during the informational meetings, which focused primarily on housing types and interest in having a grocery store within the community, were taken into consideration in the development of the master plan. Additionally, a public hearing was held during the April 26, 2018 City Council meeting preceded by a two-week comment period. No additional comments were received during the public comment period or at the public hearing.
4. Recognizes that the physical conditions of the urban redevelopment area have improved significantly as a result of the adoption of the URP in 2009 and the planned, phased development that has been carried out to date. The amendment also recognizes that while positive change has occurred, work remains to be accomplished on the undeveloped portions of the urban redevelopment area. Since adoption of the URP, 380 severely dilapidated and vacant structures on the Strathmore Estates property have been demolished, and substandard and inadequate infrastructure has been replaced. Some 510 dwellings have been constructed in several phases along with public park and infrastructure improvements. Of the 449 new rental dwellings, 40 are reserved for senior citizens. Sixty one single family houses have been built and sold to first time home buyers. The City of Savannah has installed new public infrastructure and parks west of Pennsylvania Avenue and north of Crescent Drive east of Pennsylvania Avenue. Dwelling and site improvements incorporate green EarthCraft, neo-traditional and New Urbanism design principals. Redevelopment of the original 44-acre Strathmore Estates site is about 80% complete. Despite these phased improvements, adverse conditions resulting from demolition and clearing of the Strathmore Estates property remain on the approximately 12 acres of the urban redevelopment area. The abandoned, dilapidated grocery store and vacant parking lots on East Gwinnett Street between Pennsylvania Avenue

and Long Avenue also contribute to the area's blighted conditions. These conditions will be remediated and the land on which they are located will be redeveloped as URP is completed.

5. Recognizes that household incomes, housing quality, and housing affordability has improved as a result of the URP in the urban redevelopment area. Neighborhoods adjoining the urban redevelopment area continue, however, to be challenged by low income levels, high levels of housing cost burden, and aging housing stock. Estimated census data shows that the 2016 median household income for the census block groups that include the urban redevelopment area and portions of the adjoining East Savannah and Twickenham neighborhoods was \$28,516, compared with \$37,108 citywide. Approximately half of households in the census tracts surrounding the urban redevelopment area are cost burdened, meaning they spend more than 30% of their income on housing. The majority of rental dwellings across these tracts are not affordable to very low- and low-income families. In addition, the vast majority of housing stock across these tracts is almost 40 years old, and many housing units are approaching 70 years old, which can burden households with high operating costs and health and safety issues. See **Exhibit D** for further detail on current socioeconomic conditions.
6. Recognizes that the demand for quality, affordable housing identified in the original URP remains high. The 449 apartments constructed on the Savannah Gardens site to date enjoy a roughly 98% occupancy rate with a waiting list of approximately 300. Additionally, the demand for single family detached home purchases remains strong. URP Amendment #1 and the master developer anticipate a need for approximately 625 dwellings--550 rental dwellings and 75 single family owner-occupied dwellings. The amended PUD allows for up to 702 dwellings.
7. Supports the development of between 80 and 100 new rental dwellings and approximately 20 new single family homes by the end of 2021 at the latest. To facilitate the development of additional rental housing, URP Amendment #1 supports the use of Low Income Housing Tax Credits,¹ HOME funds from the Department of Community Affairs, Federal Home Loan Bank (FHLB), Savannah Affordable Housing Fund (SAHF),² a long term ground lease and other similar funding. URP Amendment #1 also supports the continued use of the SAHF, City HOME funds, bank financing and similar funds for the development and sale of single family owner-occupied homes.
8. Supports the continued use of already allocated City CIP funds to complete the installation of Savannah Gardens public infrastructure and green space. This shall include the redevelopment of Wyoming Street; the extension of Gable Street connecting the East Savannah neighborhood to Savannah Gardens; the installation of public utilities including a new water main on Long Avenue that benefits both the Savannah Gardens and East Savannah neighborhoods. Supports the continued use of EarthCraft, new urbanism and neo-traditional design principles. The estimated cost of these remaining public infrastructure improvements in support of Savannah Gardens is about \$1.46 million. City funds are available. The City has already invested \$11.7 million dollars on public infrastructure and park improvements.
9. Establishes a sunset date for the Savannah Gardens Urban Redevelopment Plan of December 31, 2021.

¹ It is anticipated that an application for Low Income Housing Tax Credits will be submitted in 2018 to support the development of new rental housing at Savannah Gardens. Savannah Gardens Phase VI will provide quality, affordable housing in which at least 80% of the dwellings are designated for households 60% of the Area Median Income or less and up to 20% of the dwellings are designated for families of any income.

² On March 27, 2018, the CHSA Board of Directors approved a loan from the Savannah Affordable Housing Fund for the development of between 80 and 90 new affordable rental dwellings in Savannah Gardens. The Savannah City Council is anticipated to authorize the use of these funds as described herein at its April 26, 2018 regular meeting.

EXHIBIT A

Savannah Gardens Urban Redevelopment Plan Boundary

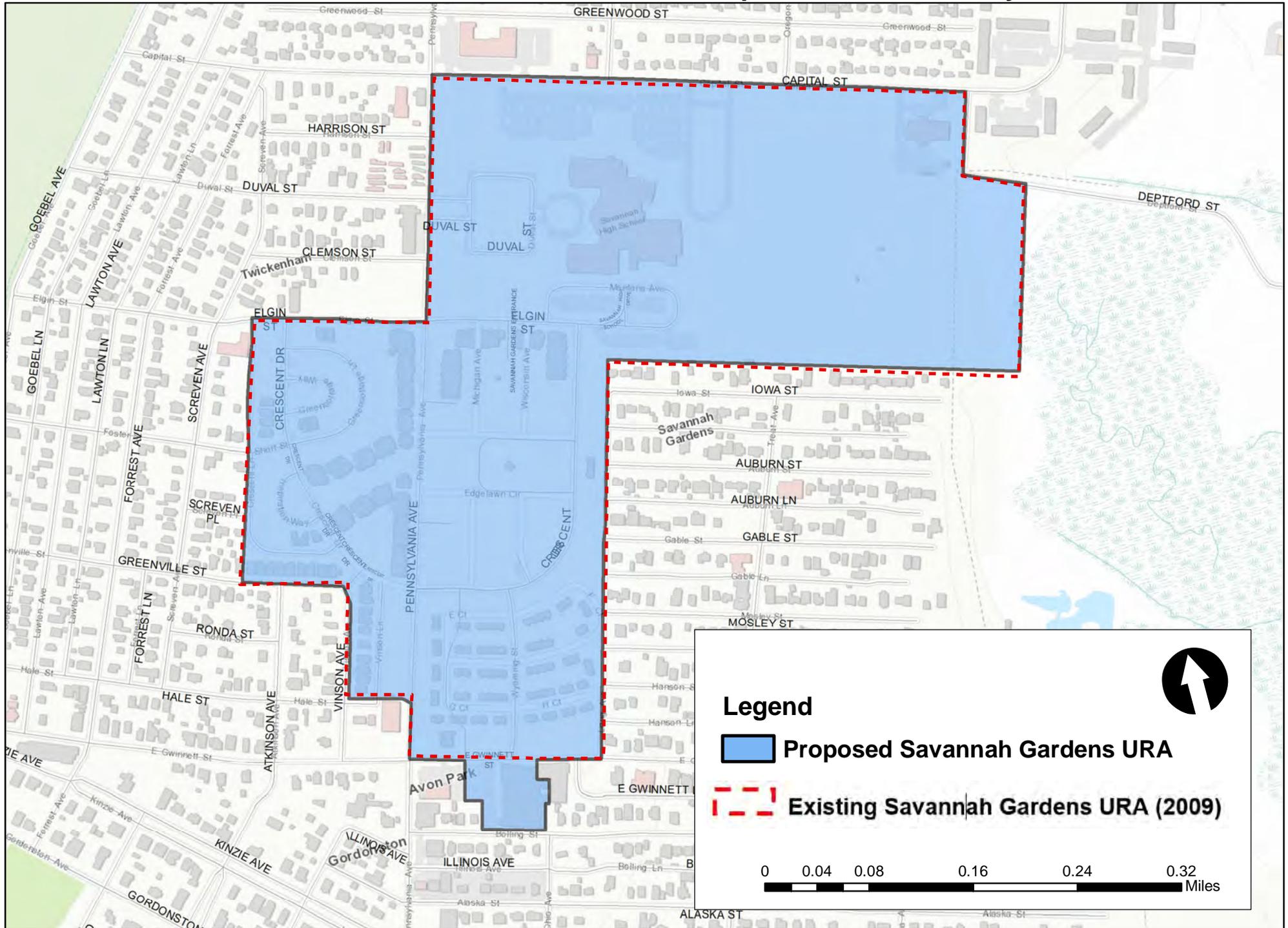
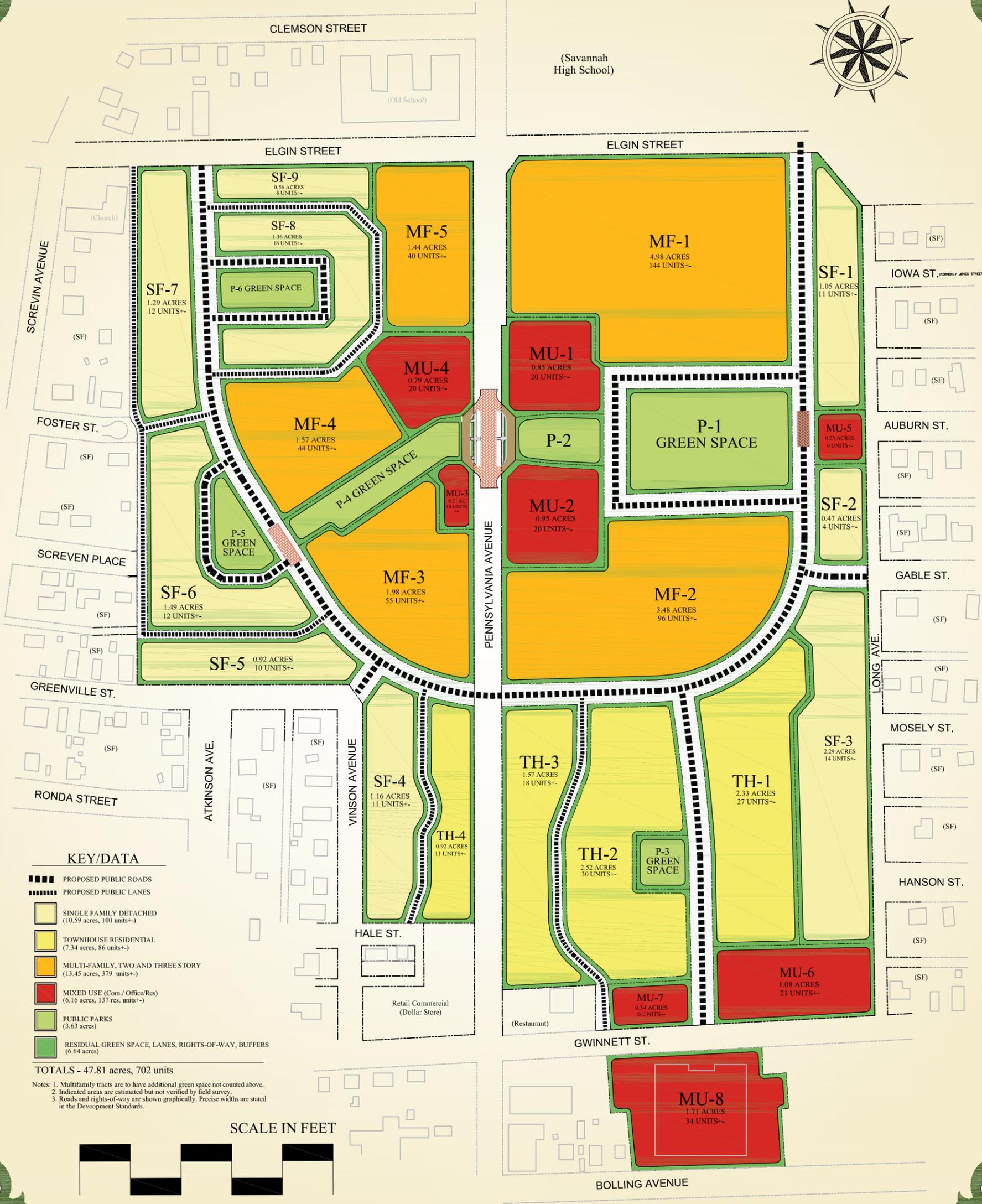


EXHIBIT B



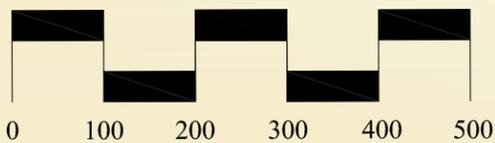
KEY/DATA

- PROPOSED PUBLIC ROADS
- PROPOSED PUBLIC LANES
- SINGLE FAMILY DETACHED (10.59 acres, 100 units+)
- TOWNHOUSE RESIDENTIAL (7.34 acres, 86 units+)
- MULTI-FAMILY, TWO AND THREE STORY (13.45 acres, 379 units+)
- MIXED USE (Com./ Office/Res) (6.16 acres, 137 res. units+)
- PUBLIC PARKS (3.63 acres)
- RESIDUAL GREEN SPACE, LANES, RIGHTS-OF-WAY, BUFFERS (6.64 acres)

TOTALS - 47.81 acres, 702 units

- Notes:
1. Multifamily tracts are to have additional green space not counted above.
 2. Indicated areas are estimated but not verified by field survey.
 3. Roads and rights-of-way are shown graphically. Precise widths are stated in the Development Standards.

SCALE IN FEET



MASTER PLAN AMENDMENT SAVANNAH GARDENS SAVANNAH, GEORGIA

for CHSA Development, Inc. by Dempsey Land Design

EXHIBIT C

Savannah Gardens

Savannah, Georgia

A CHSA Project
in Partnership with
The City of Savannah

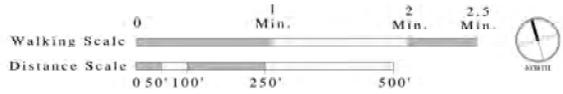
April 2018



- Community Hub**
- Plaza
 - CAT Station
 - Protected Pedestrian Crosswalk

- Spray Pool
- Jogging/Walking Trail
- Community Building
- Tattnall Square

Building Type Key	
	Single Family - Attached
	Single Family - Detached
	Multi-Family
	Mixed Use



50 PARK OF COMMENCE WAY
SAVANNAH, GA 31405-9102 912.234.6700
WWW.THOMASQUITTEN.COM

THOMAS QUITTEN ARCHITECTS

EXHIBIT D

Savannah Gardens URA Socioeconomic Conditions

Population

The Savannah Gardens Urban Redevelopment Area (URA) is home to an estimated 1,494 people, showing a 66% increase since 2000. The URA is predominantly African American with an estimated 96% of residents counted as Black/African American. Whites make up 2.2% of the population, and other races account for 2%. People with Hispanic origins (of any race) make up only 0.2% of the neighborhood's population, compared with 5% citywide. The estimated 2016 median household income averaged across the census block groups falling within the URA was \$28,516, compared with \$37,108 in Savannah.

TABLE 1: POPULATION	Savannah Gardens URA	City of Savannah
Estimated Population (2016)	1,452	144,717
Male	46%	48%
Female	54%	52%
Black / African American	96%	54%
White	2.2%	40%
Other	2%	7%
Hispanic	0.2%	5%
Median Age	31.5	31.8
Total Households	427	53,865
Median Household Income	\$ 22,813 - \$ 34,219*	\$37,108

Source: American Community Survey, 2012 - 2016 Five Year Estimates for portions of Census Tract 36.01, Block Group 2 and Census Tract 37, Block Group 1.

* The median household income shown for Savannah Gardens represents a range across the two census block groups encompassing the URA.

Housing Affordability and Housing Cost Burden

Table 2 below shows percentages of households at various income levels that are cost burdened and severely cost burdened Census Tracts 36.01, 36.02, 37 and 22. In addition to Savannah Gardens, these tracts include all or portions of the surrounding neighborhoods of Twickenham, East Savannah, Avondale, Pine Gardens, Benjamin Van Clark Park, Winter Gardens/Brightwood, and Gordonston.

Table 2 also shows the percentage of renter and owner units that are affordable to low and moderate income households. (Cost burden = monthly housing costs (including utilities) exceed 30% of monthly income. Severe cost burden = monthly housing costs (including utilities) exceed 50% of monthly income.)

Exhibit D: Socioeconomic Conditions, p. 2

TABLE 2: HOUSING AFFORDABILITY AND COST BURDEN	CT 22	CT 36.01	CT 36.02	CT 37
Median Household Income	\$ 27,205	\$ 25,425	\$ 28,883	\$ 28,077
Housing Cost Burden				
Households Paying > 30% of Income for Housing	48%	51%	48%	62%
Low Income Households	915	425	200	690
% of LI Households with Severe Cost Burden	54%	44%	58%	73%
Moderate Income Households	1,210	615	1,220	315
% of MI Households with Severe Cost Burden	42%	30%	34%	46%
Affordable Housing Supply				
% Renter units not affordable to 30% HAMFI ¹	99.3%	98%	100%	87%
% Renter units not affordable to 50% HAMFI	69.4%	91%	93%	70%
% Renter units not affordable to 80% HAMFI	8.5%	25%	13%	10%
% Owner units not affordable to 50% HAMFI	70.9%	85%	88%	92%
% Owner units not affordable to 80% HAMFI	49.4%	48%	70%	74%
Age of Housing				
Units built 2000 or later	5%	5%	2%	34%
Units built 1980–1999	12%	12%	24%	15%
Units built 1950–1979	49%	64%	48%	33%
Units built 1949 or earlier	34%	20%	26%	18%
Median age of structure for renter-occupied units	1955	1971	1972	2000

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2010-2014 Estimates (most recent available data).

Approximately half of households in Census Tracts 36.01, 36.02, 37 and 22 are cost burdened, meaning they spend more than 30% of their income on housing. The majority of rental units across these tracts are not affordable to very low- and low-income families. Between 70% and 92% of owner units across these tracts are not affordable to low income families, and between 48% and 74% of owner units are not affordable to moderate-income families.

The vast majority of the housing stock in the neighborhoods surrounding Savannah Gardens is almost 40 years old, and over a third of the housing stock in some of these neighborhoods is approaching 70 years old. Older housing stock often has obsolete mechanical systems that can burden occupants with high utility bills or health and safety issues. This is particularly true of low income households who often have deferred maintenance. Operational costs for rental housing can also burden households with otherwise affordable rent.

¹ HAMFI is the HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. Very low-income, low-income, and moderate-income families are defined as families whose incomes do not exceed 50, 80 and 120 percent of the median family income for the area, respectively.

Savannah Gardens Neighborhood Redevelopment Plan **(As adopted March 26, 2009)**

The City of Savannah is given its urban redevelopment powers through O.C.C.G. Title 36, Chapter 61 of the Code of Georgia, as amended, known as the Urban Redevelopment Law. The Urban Redevelopment Law provides local governmental units with broad authority to plan and implement improvements to areas within their jurisdiction “which constitute a serious and growing menace, injurious to the public health, safety, morals, welfare of the residents...”

The Savannah Gardens Neighborhood Redevelopment Plan boundaries can be seen on Map 1. The Savannah Gardens neighborhood is generally bounded on the north by Elgin Street and Capital Street; on the west by Pennsylvania Avenue, Vinson Avenue and Greenville Street; on the South by Gwinnett Street; and on the east by Long Avenue. The primary focus of the Plan is the redevelopment of the Strathmore Estates Apartments and two adjoining parking lots between Strathmore Estates Apartments and Gwinnett Street.

The proposed Savannah Gardens Neighborhood Redevelopment Plan consists of a Conditions Plan and a Land Use Plan. The Conditions Report is a compilation of data illustrating conditions in the Savannah Gardens neighborhood warranting designation of the neighborhood as an Urban Redevelopment Area. The Land Use Plan is a detailed plan identifying property that will be redeveloped as part of the Savannah Gardens Neighborhood Redevelopment Plan. The enclosed Master Plan serves as the Land Use Plan for the Savannah Gardens Neighborhood Redevelopment Plan.

In order for the City of Savannah to adopt and implement the Savannah Gardens Neighborhood Redevelopment Plan the Mayor and Aldermen must take the following actions:

- Adopt a resolution designating the Savannah Gardens neighborhood as an Urban Redevelopment Area.
- Adopt a resolution authorizing the use of eminent domain for redevelopment purposes.

The need to use eminent domain in the Savannah Gardens neighborhood is unlikely because the property slated for redevelopment is owned by CHSA Development, Inc. CHSA Development, Inc. supports adoption and implantation of the Savannah Gardens Neighborhood Redevelopment Plan.

In order to adopt the Savannah Gardens Neighborhood Redevelopment Plan and Land Use Plan, these plans must:

- Be consistent with the community’s Comprehensive Plan

- Provide maximum opportunity for the rehabilitation or redevelopment of Urban Redevelopment Area property by private enterprise
- Identify a feasible method for the relocation of households who will be displaced from the Urban Redevelopment Area

The Savannah Gardens Neighborhood Redevelopment Plan and Land Use Plan are consistent with the community's Comprehensive Plan. Further, private enterprise, including existing property owners, non-profits and private developers, will be called upon to redevelop property identified in the Land Use Plan. The largest private property owner in the Savannah Gardens neighborhood is the non-profit owner of the Strathmore Estates Apartments--CHSA Development, Inc. It supports passage and implementation of the Savannah Garden Neighborhood Redevelopment Plan. Lastly, the Savannah Gardens Neighborhood Redevelopment Plan will follow relocation provisions set forth in the Uniform Relocation Assistance and Real Property Acquisition Policies Act. This includes giving Strathmore Estates Apartment residents who are in compliance with their lease and pay their rents on time an opportunity to live in new housing developed as a result of this Plan in the Savannah Gardens neighborhood.

Adoption of the Savannah Gardens Neighborhood Redevelopment Plan by the Mayor and Aldermen of the City of Savannah will help ensure the redevelopment of the Strathmore Estates Apartment community and two adjoining vacant parking lots on Gwinnett Street with new housing, mixed-use, commercial, public infrastructure and public green space. The Conceptual Land Design plan included herein shows, in more detail, how the Strathmore Estates Apartment site is expected to be redeveloped.

Adoption of the Savannah Gardens Neighborhood Redevelopment Plan is expected to help:

- Developers compete for the Low Income Housing Tax Credits (LIHTC), Neighborhood Stabilization Program and other resources necessary to finance the construction of new affordable rental housing.
- Developers compete for other housing financing, including financing for senior rental housing and for single family ownership housing.
- Developers compete for financing for mixed-use and neighborhood benefiting retail along Pennsylvania Avenue and Gwinnett Street.
- Stabilize and revitalize adjoining neighborhoods.

In support of the Savannah Gardens Neighborhood Redevelopment Plan and to facilitate these redevelopment activities, the City of Savannah will continue to offer redevelopment financing and funding for housing, infrastructure and green space. Housing and property maintenance codes will be enforced as necessary to ensure that property is being well maintained.

CONDITIONS REPORT

Introduction

The Savannah Gardens neighborhood is located on the East side of Savannah. It is generally bounded on the north by Elgin Street and Capital Street; on the west by Pennsylvania Avenue, Vinson Avenue and Greenville Street; on the South by Gwinnett Street; and on the east by Long Avenue. The boundaries of the neighborhood can be seen on the neighborhood a map included herein and marked “Urban Redevelopment Area”.

Savannah Gardens primarily consists of two major land functions and owners. The Chatham County Board of Education’s Savannah High School occupies about one half of the neighborhood and the Strathmore Estates Apartments occupies roughly the other half of the neighborhood. The neighborhood also includes three small commercial properties located along Gwinnett Street. A City of Savannah fire station is also located in the Savannah Garden neighborhoods behind the Savannah High School on Capital Street.

With City support, a local non-profit housing development organization, CHSA Development, Inc., purchased the dilapidated Strathmore Estates Apartments on November 16, 2007. Strathmore Estates is a 44+ acre site containing the only housing in the Savannah Gardens neighborhood. The Savannah High School adjoins Strathmore Estates Apartments to the northeast. Three small Savannah Gardens commercial properties adjoin the property to the south. Two of these parcels are parking lots for an abandoned commercial property south of Gwinnett Street that was purchased by CHSA Development, Inc. on October 27, 2008. The Strathmore Estates Apartments and the abandoned commercial property are blighted properties that have had a negative impact on Savannah Gardens and surrounding neighborhoods for several years.

History

The 80+ acres of land that makes up the Savannah High School and Strathmore Estates Apartments sites was originally developed as Josiah Tattnall Homes in January of 1943. The original 750 apartments were built as public housing for World War II shipyard workers who were building Liberty Ships for the war effort. The federal government and local housing authority initially envisioned this as temporary, “demountable” housing that would be dismantled following the war. Instead of being dismantled following the war, the housing was sold to a succession of private property owners who, overtime, invested very little in its upkeep and modernization. In the 1990s, the Chatham County Board of Education purchased about one half of the site, demolished about 370 units of housing, and constructed the new Savannah High School. As time passed, the Strathmore Estates Apartments became increasingly blighted and presented a series of challenges for renters, surrounding neighborhoods, the police department and other City departments.

Existing Conditions

This section of the plan addresses the existing conditions in the neighborhood. All demographic information is from the United States Census (1990 and 2000), unless otherwise noted.

Population

The Savannah Gardens neighborhood lost a great deal of population between the 1990 and 2000 Census. The population declined by 54% in this decade. The large population decline can be attributed to the construction of the new Savannah High School that is now adjacent to the community and to the poor condition of the property. Table 1 shows the amount of the decline.

Table 1: Population				
Population	1990	2000	Change	Pct. Change
Savannah Gardens	1350	877	-473	53.9%

Race and Ethnicity

The 2000 Census reflected a shift in the racial makeup of the neighborhood to a predominately African-American community. There was a major population loss in the number of white households that lived in the neighborhood between the 1990 and 2000 Census.

Table 2: Race and Ethnicity				
	1990	2000	Change	Pct. Change
White	725	197	-528	-72.8%
African American	502	646	144	28.7%
Other	122	13	-109	-89.3%
Hispanic	12	22	10	83.3%

Discrepancies in the table above can be attributed to the 2000 Census being the first to allow people the option of being multi-racial. The Hispanic community is likely larger than the number above because of the recent growth in the Hispanic community and undocumented immigration.

Single Parent Households

The 2000 Census reports that there are 304 households in the neighborhood, of which 103 (or 34%) are single parent households. Thirty-two (10.5%) are male single parents and 71 (23.3%) are female headed households. The City of Savannah has 4% single male householders and 21% single female households. Savannah Gardens has a higher rate of single parent households than the City as a whole. There is a significant difference in the number of single male households within the neighborhood and city-wide figures.

Income and Poverty

Table 3 below shows the household income for Savannah Gardens. The 1999 income statistics are the most accurate income figures available at this time.

Amount	Savannah Gardens	Savannah Gardens %	City of Savannah %
Less than \$20,000	152	50.0%	34.9%
\$20,000 to \$34,999	53	17.4%	22.2%
\$35,000 to \$49,999	53	17.4%	16.2%
\$50,000 to \$74,999	22	7.2%	14.0%
\$75,000 to \$99,999	7	2.3%	6.6%
\$100,000 to \$149,999	8	2.6%	3.2%
\$150,000 or more	10	3.2%	2.5%

Savannah Gardens has more households earning under \$20,000 than the City as a whole. An overwhelming majority of the population earns under \$50,000. The neighborhood's average household income is \$46,326, and it has a median household income of \$19,989. The City of Savannah has an average household income of \$42,352 and a median household income of \$29,108. The poverty rate of 22.2% for the neighborhood is above the City average of 21.8%. More than 51% of the residents have incomes at or below 120% of the median income.

Housing Affordability

According to the 2000 Census, the average rent was \$510, and 39.8% were paying more than 30% of their income toward rent. In the City of Savannah as a whole, the average rent was \$576, and 44.7% were paying over 30% of their income toward rent.

Housing Conditions

The neighborhood of Savannah Gardens is exclusively rental, with residents living in the Strathmore Estates Apartments. The Strathmore Estates complex represents the only housing in the neighborhood. This housing was built with the intent of being demolished after World War II. As stated earlier, Strathmore Estates was cut in half by the construction of the new Savannah High School in the early 1990's. The 2000 Census stated there were 40 vacant units in the neighborhood.

The Strathmore Estates property is in poor condition and largely vacant. Of 380 housing units, only 140 were occupied as of February 2009. Of the remaining 240 units, 30 units have been demolished and 210 units are vacant. Most of these vacant units are expected to be demolished in 2009. The City's Property Maintenance Department has been working with the new owners, CHSA Development, Inc. to ensure that vacant structures are boarded and/or demolished.

The vacant property at Strathmore Estates is blighted. Blighted, as described in the International Property Maintenance Code and adopted by the City of Savannah, is:

Any structure or premises, which by reason of dilapidation, overcrowding, lack of ventilation, light or sanitary facilities, or any combination of these factors is detrimental to safety, health and morals.

This is the definition of blight used by the City of Savannah for its Neighborhood Stabilization Program. This vacant property also meets the definition of blighted property as described by the State of Georgia in O.C.G.A. 22-1-1 and used by the State of Georgia in its Neighborhood Stabilization Program, as the property contains uninhabitable, unsafe structures, has been the subject of repeated illegal activity, is maintained at a level that does not meet municipal codes and is conducive to ill health, transmission of disease, infant mortality or crime in the immediate vicinity.

Crime Statistics

The Savannah-Chatham County Metro Police Department has identified Strathmore Estates Apartments as the major center for crime east of the Truman Parkway. Its dilapidated conditions and poor management have contributed to crime within the apartment community and in the surrounding neighborhoods.

In an October 19, 2007 letter, Police Chief Michael Berkow wrote to the Strathmore Estates Apartment owners that the “apartment community has become one of the most serious crime centers in the City.” This crime remains of great concern to neighborhood residents and local law enforcement. The crime rate increased in 2006, and remained steady in 2007. There was a 33% increase in the amount of crime between 2007 and 2008. Table 4 below shows the breakdown in crime for the neighborhood from 2005-2008.

Offense	2005	2006	2007	2008
Homicide	0	0	0	0
Rape	0	0	0	0
Robbery	2	7	7	20
Aggravated Assault	7	4	5	2
Burglary	17	36	37	46
Larceny	32	27	26	31
Auto Theft	8	5	5	7
Total	66	79	80	106

The biggest difference in the crime total is due to of the large increase in burglaries in the neighborhood. Many of the burglaries were break-ins to the units. As table 4 clearly demonstrates, most crime within this neighborhood is theft. Between 2007 and 2008, there was a large increase in the amount of robberies that occurred in the neighborhood. Arsons are believed to have burned two apartment buildings in 2008.

Zoning and Future Land Use

Review of the zoning GIS file, shows the following districts were within the boundaries of the Urban Redevelopment Plan boundaries; R-4, P-R-B-1, P-B-C, and R-6. Below are definitions from the City of Savannah Zoning Ordinance.

R-4 four family residential. The purpose of this district shall be to maintain dwelling unit density to not more than 12 dwelling units per acre of residential land in order to protect

the property in this district from the depreciating effects of more densely developed residential uses. (City of Savannah Zoning Ordinance, Section 8-3021, 3)

R-6 one family residential. The purpose of this district shall be to maintain single-family dwelling unit density to not more than 6 dwelling units per acre of residential land in order to protect the property in this district from the depreciating effects of more densely developed residential uses. (City of Savannah Zoning Ordinance, Section 8-3021, 2)

The remaining districts are planned districts which the Metropolitan Planning Commission (MPC) defines as “districts that shall provide areas within which comprehensive development plans shall be prepared for review by the MPC or MPC staff in order to secure an orderly development pattern. Such districts are considered ‘overlay’ districts and the uses permitted in such districts are those permitted in the zoning district they overlay.” (City of Savannah Zoning Ordinance, Section 8-3021, 7) The other districts use the regular definition of a zoning classification but have an overlay aspect to them.

R-B-1 residential business. The purpose of this district shall be to create an area in which certain types of convenience-shopping-retail sales and service uses can be established at the same time prevent nuisances or hazards created by vehicular movement, noise or fume generation or high-intensity use detrimental to adjacent residential development. (City of Savannah Zoning Ordinance, Section 8-3021, 7)

B-C community business. The purpose of this district shall be to provide community shopping facilities consisting of a wide variety of sales and service facilities at locations that will be accessible to a market-area containing from 35,000 to 70,000 people. (City of Savannah Zoning Ordinance, Section 8-3021, 6)

The MPC is currently working on a new Unified Zoning Ordinance for Savannah and Chatham County. This work is scheduled to be done in the next couple of years.

MPC completed the Tricentennial Plan in 2006; as part of this process they compiled a future land use map for the community. Three categories of future land use were identified in the Savannah Gardens neighborhood; General Residential, Civic/Institutional, and Commercial/Regional. The Strathmore Estates site was listed as General Residential. The properties owned by the Chatham County Board of Education were identified as the Civic/Institutional uses and the properties along Gwinnett Street were Commercial/Regional.

On February 17, 2009, CHSA Development, Inc. was successful in obtaining MPC’s recommendation that the Strathmore Estate Apartments property be rezoned as the Savannah Gardens Planned Unit Development. On March 12, 2009, the Mayor and Aldermen of the City of Savannah approved the Savannah Gardens Planned Unit Development and Master Plan. This zoning designation was sought after more than a year of planning including two community design charrettes and the establishment of a Savannah Gardens Citizen Advisory Committee. The Committee consists of four

Strathmore Estates residents and neighborhood representatives from six adjoining and/or nearby neighborhoods.

LAND USE PLAN

Included in the Savannah Gardens Neighborhood Redevelopment Plan are three maps that show the proposed Urban Redevelopment Area, Current Land Uses and the Land Use Plan for the area.

The map entitled “Urban Redevelopment Area” shows the boundaries of the entire neighborhood and includes the targeted Savannah Gardens Neighborhood Redevelopment Plan area. As demonstrated in the preceding conditions report the neighborhood continues to be challenged by population loss, concentrated poverty, low real estate values, crime and substandard structures. Designation as an Urban Redevelopment Area would facilitate the revitalization of the neighborhood and surrounding neighborhoods.

The “Current Land Use” map depicts the current land uses in the targeted Savannah Gardens Neighborhood Redevelopment Plan area according to the Chatham County Tax Assessor records. The current uses are typical for an inner city neighborhood with the dominant use being single-family residential. All development pursued as part of the Savannah Gardens Neighborhood Redevelopment Plan will complement the uses and character existing in the neighborhood and surrounding neighborhoods.

The third map, “Land Use Plan”, represents a development plan targeting the Savannah Gardens neighborhood. It identifies parcels within the Savannah Gardens Neighborhood Redevelopment Plan slated for development and, if necessary, acquisition. The Savannah Gardens Neighborhood Redevelopment Plan generally targets vacant lots and dilapidated structures. Recombination of parcels may be required to obtain building lots with street frontages and areas conducive to the construction of infill housing, mixed-use structures, infrastructure and green space. Severely dilapidated and vacant structures will be demolished and replaced with infill houses and mixed-use structures. Substandard and inadequate infrastructure will also be replaced.

Accompanying the Land Use Plan is a proposed Master Plan and Conceptual Land Design Plan for the Strathmore Estates Apartment community that demonstrates more specifically how this 44+ acre tract of land will be used and redeveloped. The owner and Master Developer for the Strathmore Estates Apartment site and the two parking lots on Gwinnett Street is CHSA Development, Inc. CHSA Development, Inc. has selected Mercy Housing Southeast, Inc. to be its partner in the development of new rental housing and mixed-use structures on the Strathmore Estates Apartment site.

The Savannah Gardens Neighborhood Redevelopment Plan encourages the use of pedestrian friendly, smart growth, new urbanism and EarthCraft or LEED community design principals.

Land Use Plan Strategies

The Land Use Plan identifies properties within the Savannah Gardens Neighborhood Redevelopment Plan area. The development of these properties with compatible, quality,

development is an essential Savannah Gardens Neighborhood Redevelopment Plan strategy that is vital to the revitalization of the Savannah Gardens neighborhood.

Five potential categories of development include:

- Single Family Infill Housing Development
- Multi Family Infill Housing Development
- Mixed-Use Development
- Commercial Development
- Infrastructure and Green Space Development

Single Family Infill Housing Development

The owner and Master Developer of Strathmore Estates intends to demolish all but one structure on this 44+ acre site. It plans to develop and/or cause the development of between 125 and 140 single family detached houses on lots that will be platted as part of the redevelopment. These houses ring the perimeter of the Strathmore Estates site and will serve as a transition between new multi family housing planned for the center of the site and adjoining single family house neighborhoods of Twickenham and East Savannah.

If developers of these new single family houses receive financial assistance from the City of Savannah for the development of the houses, the houses must be sold to and/or be occupied by a qualifying homeowner or tenant with household income limits that do not exceed funding source requirements. Households occupying housing developed as part of this plan may have incomes above 80% of median income, adjusted for household size, (HUD HOME/CDBG Income Limits) providing no HOME and/or CDBG funds are used to develop the property. Households occupying housing developed with HUD Neighborhood Stabilization Program (NSP) funds must be rented or sold to households making no more than 120% of the area median income as specified in the NSP regulations.

Multi Family Infill Housing Development

The owner and Master Developer of Strathmore Estates intends to develop and/or cause the development of between 400 and 460 multi family dwellings and/or townhouses on parcels or lots that will be platted as part of the redevelopment. This housing will be located along Pennsylvania Avenue and within Crescent Drive on the interior of the Strathmore Estates site. Most of these housing units are expected to be affordable rental units developed with low income housing tax credits or other available financing.

If developers of this new multi family housing receive financial assistance from the City of Savannah for the development of the housing, the housing must be rented and/or sold to a qualifying homeowner or tenant with household income limits that do not exceed funding source requirements. Households occupying housing developed as part of this plan may have incomes above 80% of median income, adjusted for household size, (HUD HOME/CDBG Income Limits) providing no HOME and/or CDBG funds are used to develop the property. Households occupying housing developed with HUD Neighborhood Stabilization Program (NSP) funds must be rented or sold to households

making no more than 120% of the area median income as specified in the NSP regulations. Furthermore, multi family housing developed with both NSP funds and Low Income Housing Tax Credits will restrict at least 40% of the units to households earning no more than 50% of median income and for a period of at least 20 years.

Mixed Use Development

The Savannah Gardens Neighborhood Redevelopment Plan encourages mixed use development that includes retail/commercial mixed with housing within the same structure or within the same parcel of land. Land eligible for this type of development is shown on the Master Plan and Conceptual Land Design Plan for the Strathmore Estates site. Additionally, two vacant parking lots that adjoin the Strathmore Estates site and Gwinnett Street are also desirable locations for mixed use or commercial development.

If developers of new mixed structures or parcels receive financial assistance from the City of Savannah for development, the housing must be rented and/or sold to a qualifying homeowner or tenant with household income limits that do not exceed funding source requirements. Households occupying housing developed as part of this plan may have incomes above 80% of median income, adjusted for household size, (HUD HOME/CDBG Income Limits) providing no HOME and/or CDBG funds are used to develop the property. Households occupying housing developed with HUD Neighborhood Stabilization Program (NSP) funds must be rented or sold to households making no more than 120% of the area median income as specified in the NSP regulations unless otherwise permitted by HUD.

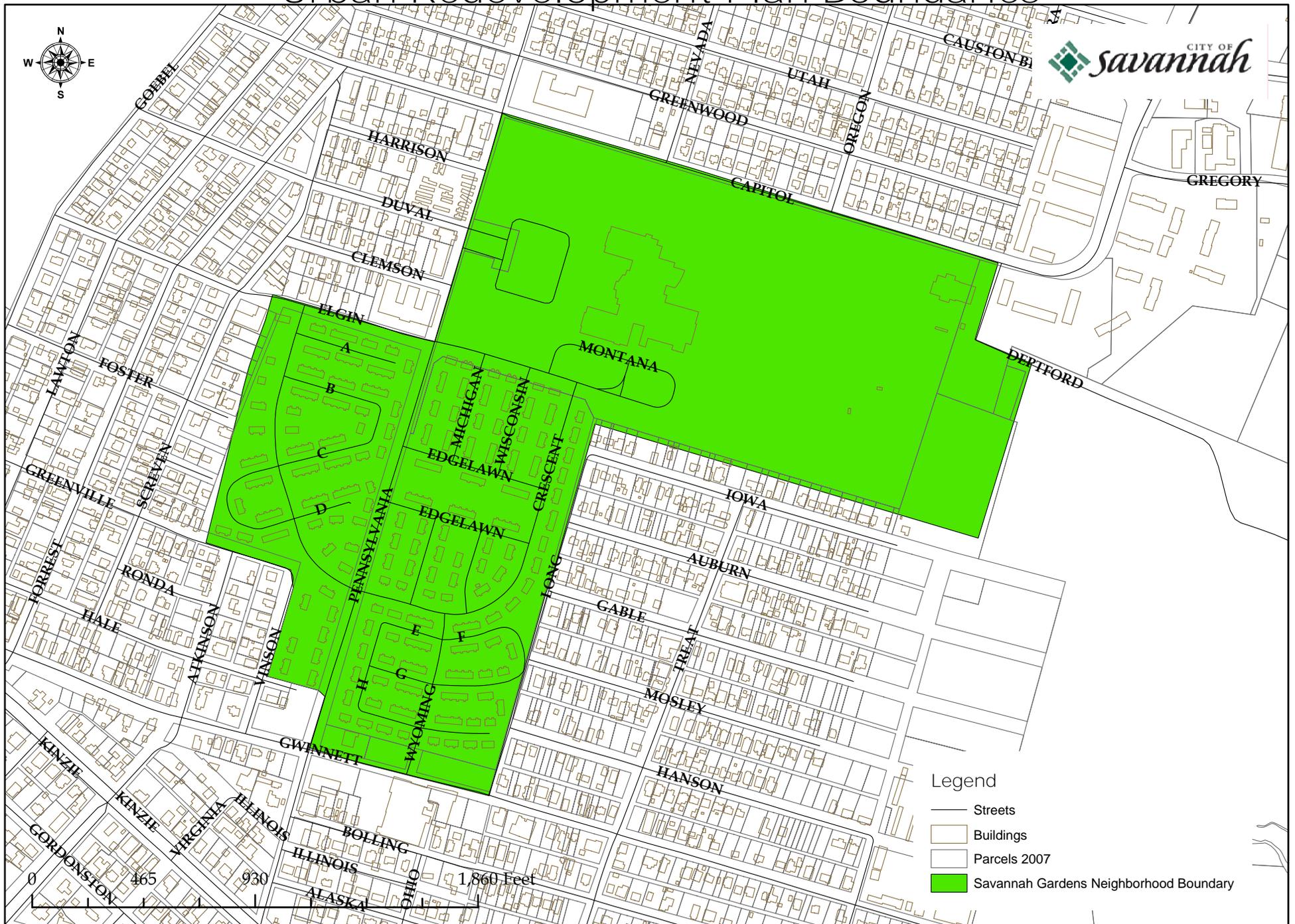
Commercial Development

The Savannah Gardens Neighborhood Redevelopment Plan encourages neighborhood friendly commercial development along Gwinnett Street. This includes two vacant parking lots that adjoin the Strathmore Estate site and Gwinnett Street.

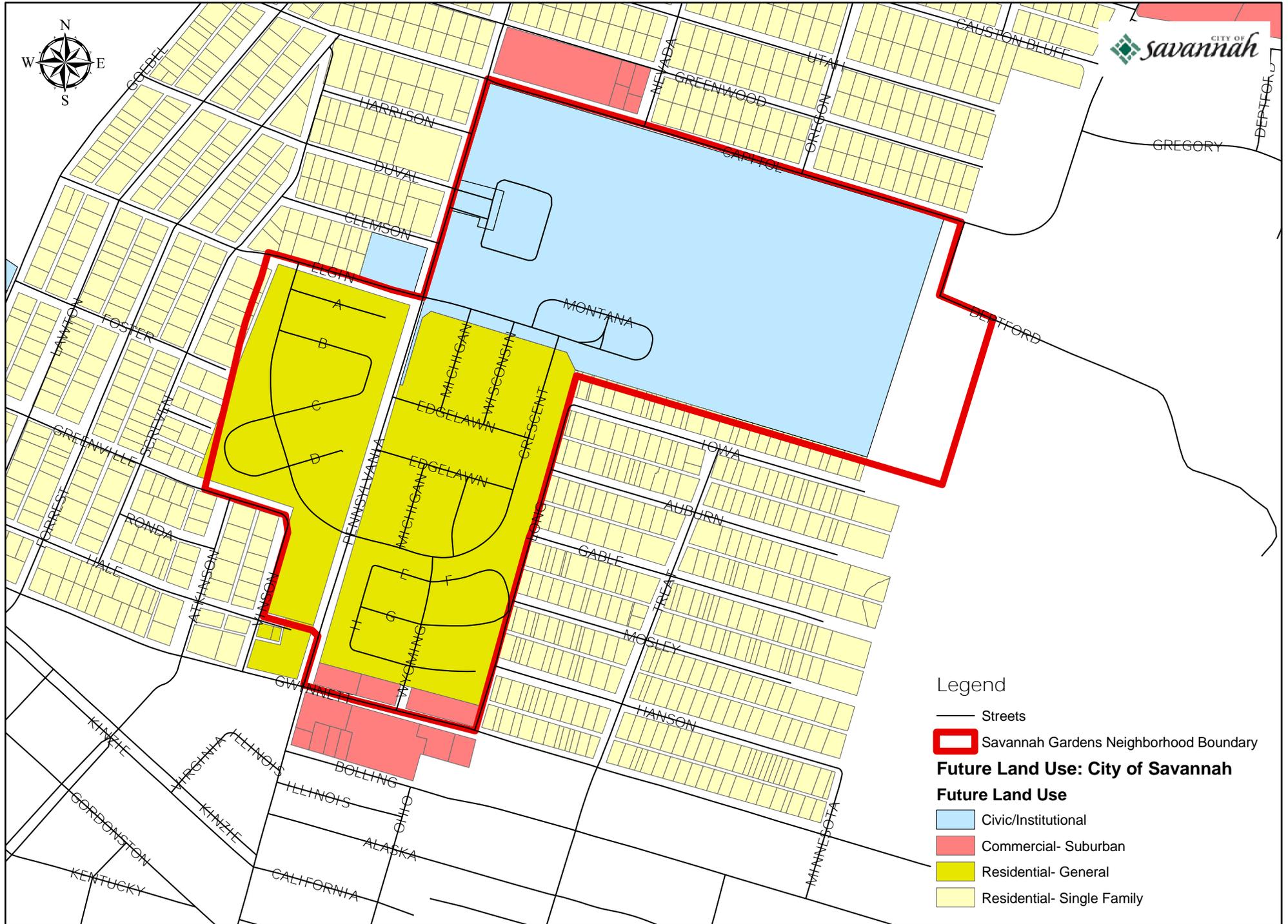
Infrastructure and Green Space Development

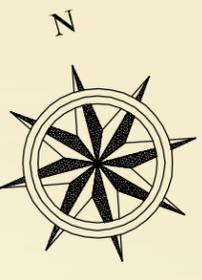
The Savannah Gardens Neighborhood Redevelopment Plan encourages the upgrading and/or installation of new infrastructure to serve the Strathmore Estates Apartment site and the two adjoining vacant parking lots located on Gwinnett Street. The Savannah Gardens Neighborhood Redevelopment Plan also encourages the development of new public green space on the Strathmore Estates Apartment site. Further, the Savannah Gardens Neighborhood Redevelopment Plan encourages vehicular and pedestrian connections of the redeveloped site with adjoining neighborhoods.

Map 1: Savannah Gardens Urban Redevelopment Plan Boundaries



Map 3: Future Land Use Savannah Gardens URP





(Savannah High School)

CLEMSON STREET

ELGIN STREET

ELGIN STREET

SCREVIN AVENUE

FOSTER ST.

SCREVEN PLACE

GREENVILLE ST.

RONDA STREET

ATKINSON AVE.

VINSON AVENUE

PENNSYLVANIA AVENUE

LONG AVE.

IOWA ST. (FORMERLY JONES STREET)

AUBURN ST.

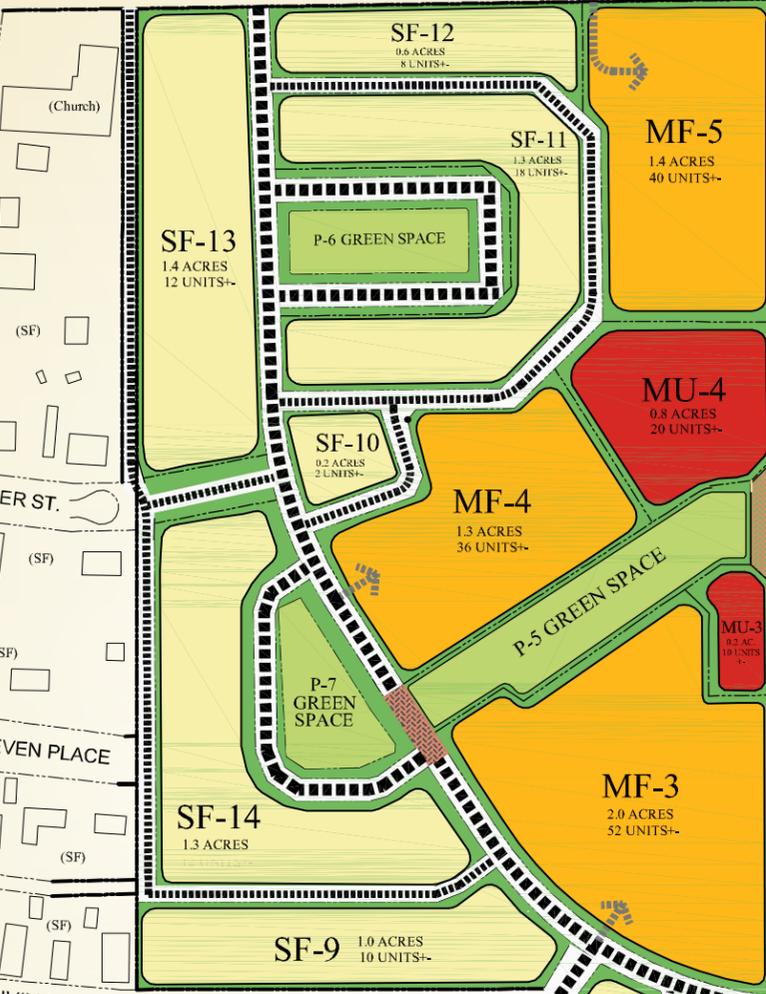
GABLE ST.

MOSELY ST.

HANSON ST.

GWINNETT ST.

BOLLING AVENUE



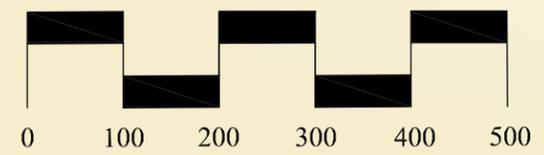
KEY/DATA

- PROPOSED PRIVATE DRIVES
- PROPOSED PUBLIC ROADS
- PROPOSED PUBLIC LANES
- SINGLE FAMILY DETACHED (14.0 acres, 140 units+)
- SINGLE FAMILY ATTACHED OR SEMI-DETACHED (2.4 acres, 32 units+)
- MULTI-FAMILY, TWO AND THREE STORY (12.7 acres, 358 units+)
- MIXED USE (Com./ Office/Res) (2.7 acres, 70 res. units+)
- PUBLIC PARKS (4.5 acres)
- GREEN SPACE, LANES, RIGHTS-OF-WAY, BUFFERS (8.6 acres)

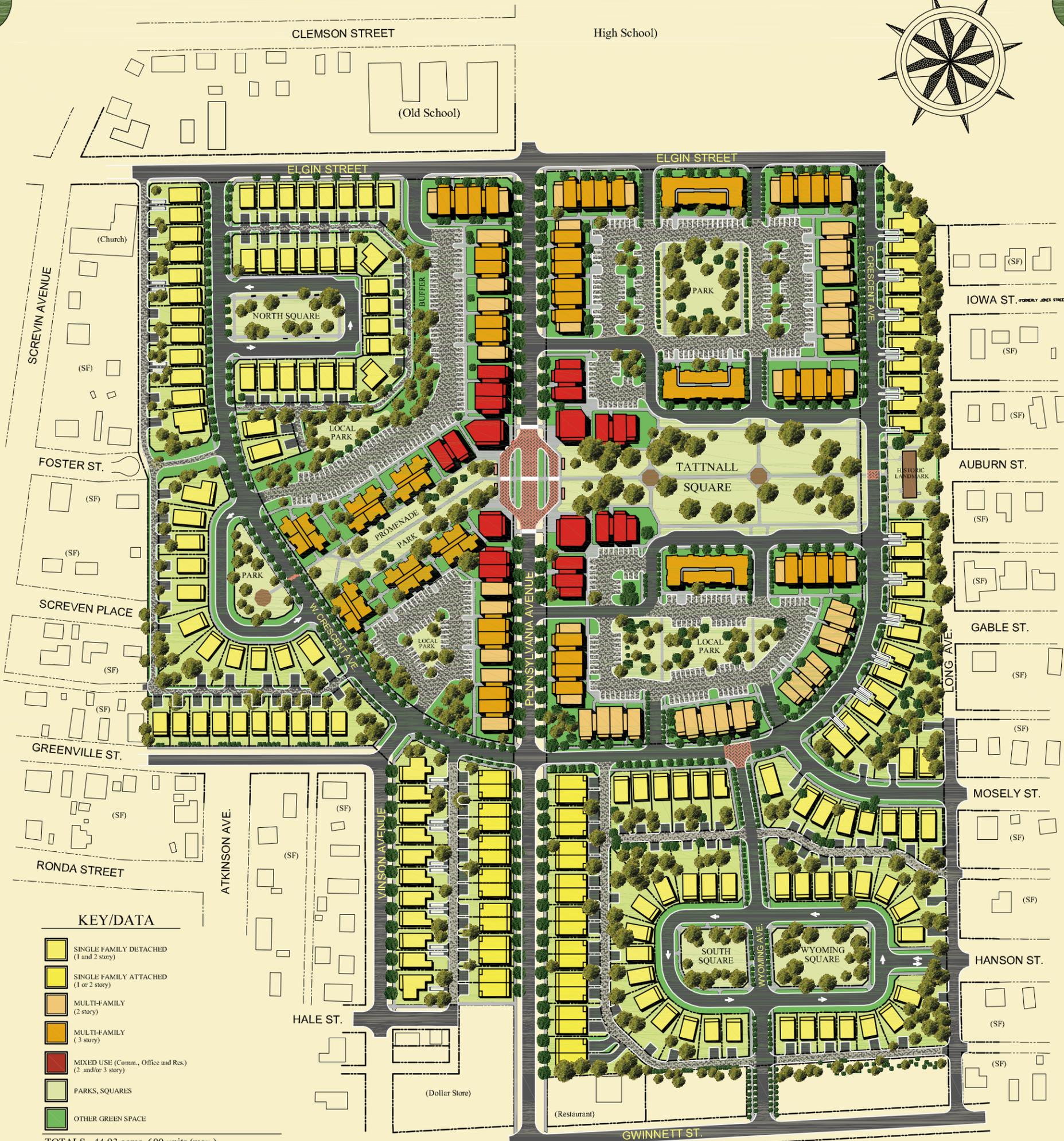
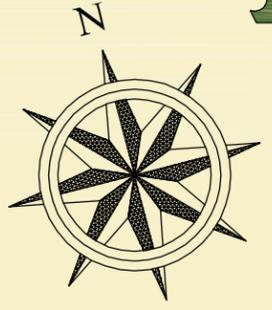
TOTALS - 44.93 acres, 600 units (max.)

Notes: 1. Multifamily tracts are to have additional green space not counted above.
 2. Indicated areas are estimated but not verified by field survey.
 3. Roads and rights-of-way are shown graphically. Precise widths are stated in the Development Standards.

SCALE IN FEET



MASTER PLAN "B" for the Planned Unit Development of
SAVANNAH GARDENS
 SAVANNAH, GEORGIA
 for CHSA Development, Inc. by Dempsey Land Design



KEY/DATA

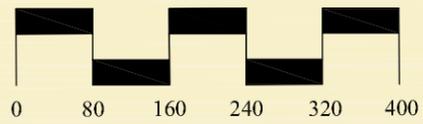
- SINGLE FAMILY DETACHED (1 and 2 story)
- SINGLE FAMILY ATTACHED (1 or 2 story)
- MULTI-FAMILY (2 story)
- MULTI-FAMILY (3 story)
- MIXED USE (Comm., Office and Res.) (2 and/or 3 story)
- PARKS, SQUARES
- OTHER GREEN SPACE

TOTALS - 44.93 acres, 600 units (max.)

PARKING RATIOS

SINGLE FAMILY- 2 SPACES/UNIT
TWO AND THREE STORY MF BLDGS. 1 SPACE/UNIT, MIN)

SCALE IN FEET



CONCEPTUAL LAND DESIGN "B" for the Planned Unit Development of
SAVANNAH GARDENS
 SAVANNAH, GEORGIA
 for CHSA Development, Inc. by Dempsey Land Design