

Housing Savannah Action Plan: Draft Strategy & Action Item Table 040921

Strategy 1: Increase Community Wide Awareness, Support and Education for Housing Savannah	Priority LMH	Time Frame 1Y	Time Frame 1-5Y	Time Frame 1-10Y	Suggested Lead & Supporting Implementation Partners
1.1 Endorse the Housing Savannah Action Plan <ul style="list-style-type: none"> ○ Mayor and Alderpersons, City of Savannah ○ Chairman and Commissioners, Chatham County ○ Business Leaders ○ Philanthropic Leaders ○ Community Leaders 	H++	X			Mayor & Alderpersons Chatham County Commission Business Leaders Philanthropic Leaders Community Leaders
1.2 Establish a Non-Governmental Housing Organization (NGHO) to play a lead role coordinating and implementing the Housing Savannah Action Plan <ul style="list-style-type: none"> ○ Increase community awareness, support and education ○ Develop, grow and sustain Housing Savannah investment <ul style="list-style-type: none"> ● Government investment ● Business community investment ● Philanthropic community investment ● Community investment ○ Track and report measurable Housing Savannah outcomes ○ Partner with local, state, regional and national organizations in support housing affordability initiatives 	H++	X			Mayor's Office <u>Supporting Partners include but are not limited to:</u> Commission Chairman's Office Business Leaders Philanthropic Leaders Community Leaders
1.3 Expand and develop educational initiatives for homebuyers, homeowners, renters and housing providers <ul style="list-style-type: none"> ○ Home maintenance ○ Home purchase preparation ○ Financial literacy and money management ○ Debt deduction, credit repair and credit improvement ○ Tenant and landlord rights and responsibilities ○ Section 8/HCV participant rights and responsibilities ○ Eviction and foreclosure prevention ○ Housing discrimination ○ Stephens/Day and Homestead property tax benefits ○ Impacts of blight and abandoned properties ○ Estate planning, Will preparation and title protection 	H+	X			Savannah Technical/SCAD <u>Supporting Partners include but are not limited to:</u> Comm Housing Ser Agency Consumer Credit Counseling Housing Authority of Sav GA Legal Services SC Fair Housing Council Non-Profit Housing Orgs Landlord/Property Mgt Orgs Realtors/Organizations Mortgage/Bank/Organizations Businesses/Employers Board of Education Universities/Colleges United Way of Coastal Empire Chat Co Housing Coalition COS Housing & NS Dept COS Human Services Dept

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Strategy 2: Increase & Sustain Housing Improvement, Construction and Retention Activity to Benefit 15,000 Households by 2032	Priority LMH	Time Frame 1Y	Time Frame 1-5Y	Time Frame 1-10Y	Suggested Lead & Supporting Implementation Partners
<p>2.1 Assist 500+ households annually avoid eviction, foreclosure, property loss or homelessness by 2032</p> <ul style="list-style-type: none"> ○ Legal support for eviction defense and renter rights ○ Temporary rent payment assistance ○ Temporary mortgage payment assistance ○ Temporary utility payment assistance ○ Will preparation assistance ○ Title clearing assistance 	H++			X	<p>Non-Government Housing Org United Way of Coastal Empire Family Promise Georgia Legal Services Chat-Sav Auth Homeless</p> <p><u>Supporting Partners include</u> <u>but are not limited to:</u> Non-Profit Housing Orgs Faith Based Community Landlords/Utility Companies COS Human Service Dept COS Housing & NS Dept</p>
<p>2.2 Assist 1,000+ households annually improve housing conditions through home repair, construction and purchase opportunities by 2032</p> <ul style="list-style-type: none"> ○ 100 rooms or dwellings for homeless or transitional households ○ 450 dwellings for renter households ○ 450 dwellings for homeowners/homebuyers 	H++			X	<p>Non-Government Housing Org COS Housing & NS Dept Housing Authority of Sav Comm Housing Ser Agency Chat-Sav Author Homeless COS Code Compliance Dept</p> <p><u>Supporting Partners include</u> <u>but are not limited to:</u> Volunteers/Non-Profits/CDCs Contractors/Developers DCA/LIHTC Developers Landlords/Realtors Banks/Mortgage Companies United Way of Coastal Empire Sav Dev Renewal Authority Chat Co Housing Coalition</p>
<p>2.3 Maintain 5,000+ units of existing public housing, Section 8/HCV, LIHTC and/or similarly subsidized rental housing</p>	H++	X			<p>Non-Government Housing Org Housing Authority of Sav COS Housing & NS Dept Chat Co Housing Coalition</p> <p><u>Supporting Partners include</u> <u>but are not limited to:</u> DCA/Developers</p>
<p>2.4 Acquire and/or bring about the renovation or redevelopment of 1,000+ blighted, abandoned, properties with new housing utilizing the City's 1K-in-10 initiative by 2032</p>	H+			X	<p>COS Housing & NS Dept COS Off Community Services Land Bank Authority</p> <p><u>Supporting Partners include</u> <u>but are not limited to:</u> Non-Profit Housing Orgs Developers/Contractors Realtors/Financial Institutions</p>

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Strategy 3: Increase & Sustain Investments for Housing Improvement, Construction and Retention to \$100M+ Annually by 2032	Priority LMH	Time Frame 1Y	Time Frame 1-5Y	Time Frame 1-10Y	Suggested Lead & Supporting Implementation Partners
<p>3.1 Secure \$12.5+ annually for the Savannah Affordable Housing Fund and/or similar funds for Housing Savannah activities by 2032</p> <ul style="list-style-type: none"> ○ \$ 1.5M (12%) HUD CDBG/HOME ○ \$ 6.0M (48%) by City of Savannah (About 1.5% of City 2021 Budget) ○ \$ 2.0M (16%) by Chatham County ○ \$ 2.0M (16%) by Business Community ○ \$ 1.0M (8%) by Philanthropic Community 	H++			X	<p>Non-Government Housing Org Mayor & Alderpersons Chairman & Commissioners Business Leaders Philanthropic Leaders Community Leaders</p> <p><u>Supporting Partners include but are not limited to:</u> Chamber of Commerce/SEDA Local Employers/Businesses United Way of Coastal Empire Foundations Comm Serv Housing Agency Chat Co Housing Coalition COS Housing & NS Dept</p>
<p>3.2 Leverage \$87.5M+ annually for Housing Savannah activities using the Savannah Affordable Housing Fund and/or by other means by 2032</p> <ul style="list-style-type: none"> ○ 9% & 4% LIHTC & New Market Tax Credits ○ Housing Authority of Savannah Bonds ○ Bank/mortgage company/DCA/FHLB/NOAH/CDFI financing ○ Cash, volunteers and donated materials ○ Other applicable financial products that are available or emerge 	H++			X	<p>Non-Government Housing Org COS Housing & NS Dept Housing Authority of Sav Comm Housing Serv Agency</p> <p><u>Supporting Partners include but are not limited to:</u> Volunteers/Non-Profits/CDCs Contractors/Developers DCA/LIHTC Developers Landlords/Realtors Banks/Mortgage Co/Investors Chat Co Housing Coalition</p>
<p>3.3 Support, where appropriate and possible, City issued or backed bonds repaid by the City for special Housing Savannah activities</p> <ul style="list-style-type: none"> ○ Establishing a non-profit owned and operated modular housing or similar plant in Savannah ○ Acquiring unsubsidized or expiring affordable housing in order to help preserve affordability and prevent gentrification ○ Funding small scale projects including home repairs, home construction and home purchases 	H++		X		<p>Non-Government Housing Org Mayor & Alderpersons COS Housing & NS Dept</p> <p><u>Supporting Partners include but are not limited to:</u> Downtown Sav Authority SEDA/Housing Authority of Sav Chat Co Housing Coalition</p>
<p>3.4 Include \$12M+ in the 2027 SPLOST for public infrastructure and improvements supporting Housing Savannah activities</p>	H++		X		<p>Non-Government Housing Org Mayor & Alderpersons Chairman & Commissioners</p> <p><u>Supporting Partners include but are not limited to:</u> Chat Co Housing Coalition Community Organizations COS Housing & NS Dept</p>

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Strategy 4: Increase the Capacity and/or Number of Housing Partners	Priority LMH	Time Frame 1Y	Time Frame 1-5Y	Time Frame 1-10Y	Suggested Lead & Supporting Implementation Partners
4.1 Increase the capacity and/or number of non-profit, CDC, religious and other organizations developing homeless/transitional housing	H+		X		Chat-Sav Authority Homeless <u>Supporting Partners include but are not limited to:</u> Volunteers/Non-Profits/CDCs Faith Based Organizations Community Organizations COS Housing & NS Dept
4.2 Increase the capacity and/or number of non-profit and private developers of LIHTC, bond, NOAH and similarly financed mid- to large-sized multi-family properties	H++		X		Chat Co Housing Coalition Housing Authority of Sav Comm Housing Ser Agency COS Housing & NS Dept
4.3 Increase the capacity and/or number of non-profit, CDC and private developers of new or renovated single-family properties	H++		X		COS Housing & NS Dept COS Economic Dev Dept Comm Housing Ser Agency Land Bank Authority
4.4 Increase the capacity and/or number of home repair, renovation and construction contractors and associated workforce and trades	H		X		Savannah Tech College Work Source Coastal COS Housing & NS Dept Comm Housing Ser Agency <u>Supporting Partners include but are not limited to:</u> Xcel Strategies SCPPS Homebuilders Association StepUp Savannah Unions
4.5 Increase the capacity and/or number of lending and financial institutions participating in Housing Savannah activities	H+		X		COS Housing & NS Dept Comm Housing Ser Agency <u>Supporting Partners include but are not limited to:</u> Bank/Mortgage Organizations Federal Home Loan Bank Chat Co Housing Coalition
4.6 Increase the capacity and/or number of credit and financial counseling entities participating in Housing Savannah activities	H		X		Consumer Credit Counseling <u>Supporting Partners include but are not limited to:</u> Comm Housing Ser Agency Neighborhood Improve Assoc EOA/Habitat for Humanity Mortgage Banker Association Chat Co Housing Coalition COS Housing & NS Dept

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Strategy 5: Support Local, State & Federal Housing Policy & Legislation	Priority LMH	Time Frame 1Y	Time Frame 1-5Y	Time Frame 1-10Y	Suggested Lead & Supporting Implementation Partners
A. Local					
5A.1 Prepare and adopt a City-wide planning document that identifies conditions and opportunities by neighborhood that can be used as a tool to help Housing Savannah partners compete for resources	H+	X			<p>Mayor & Alderpersons COS Housing & NS Dept COS Human Services COS Off Community Services</p> <p><u>Supporting Partners include but are not limited to:</u> Community Organizations</p>
5A.2 Support the sale or lease of City, County and School Board property for housing development <ul style="list-style-type: none"> ○ Direct sale of property ○ Transfer of property for sale or lease by the Land Bank Authority 	H+	X			<p>Mayor & Alderpersons Chairman & Commissioners School Board</p> <p><u>Supporting Partners include but are not limited to:</u> COS Off Muni Services COS Off Community Services COS Housing & NS Dept Land Bank Authority Chat Co Housing Coalition</p>
5A.3 Support, where appropriate and possible, City of Savannah incentives that help reduce housing repair, renovation or development costs <ul style="list-style-type: none"> ○ Waive or reduce fees for water and sewer laterals ○ Waive or reduce impact fees ○ Waive or reduce fees for building permits ○ Expedited permitting reviews ○ Expedited zoning reviews 	H	X			<p>Mayor & Alderpersons COS Off Infrast & Developmt COS Off Muni Operations COS Off Community Services COS Housing & NS Dept COS Legal Office</p> <p><u>Supporting Partners include but are not limited to:</u> Chat Co Housing Coalition Metro Planning Commission</p>
5A.4 Support, where appropriate and possible, amending ordinances that hinder housing and neighborhood investment and revitalization	H	X			<p>Mayor & Alderpersons COS Legal Office COS Off Infrast & Developmt COS Off Muni Operations COS Off Community Services COS Housing & NS Dept</p> <p><u>Supporting Partners include but are not limited to:</u> Chat Co Housing Coalition Community Organizations</p>

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<p>5A.5 Support, where appropriate and possible, zoning, development standard, licensing and similar ordinance amendments and/or new ordinances that further promote housing affordability</p> <ul style="list-style-type: none"> ○ Define affordable housing in City Code ○ Provide flexibility in PD standards for affordable housing ○ Provide bonuses or incentives for affordable housing ○ Increase density and dwelling units per lot/parcel ○ Smaller, narrower, lot widths and lot areas ○ Smaller building setbacks ○ Larger allowable lot coverage for buildings ○ Remove upper floor dwellings from lot coverage calculations ○ Reduce off-street parking requirements when alternatives exist ○ Allow accessory and similar dwelling units ○ Explore licensing that permits renting rooms using hotel/motel extended stay models ○ Explore expanding correctional transitional facilities in the community ○ Permit small scale commercial by right in multi-family buildings and districts ○ Encourage development of “missing middle” housing in neighborhoods ○ Provide incentives to convert commercial property into residential with some affordable housing ○ Provide incentives for smart growth, mixed use, transit oriented and walkable development 	H+		X	<p>Mayor & Alderpersons COS Off Infrast & Developmt COS Plan/Urban Design Dept COS Legal Office Metro Planning Commission</p> <p><u>Supporting Partners include but are not limited to:</u> Chat Co Housing Coalition Homebuilders/Contractors Developers Realtors Sav Dev Renewal Authority COS Off Community Services COS Housing & NS Dept</p>
<p>5A.6 Support research of inclusionary zoning ordinance best practices and alternatives that result in the development and/or funding of affordable housing</p>	H+		X	<p>Mayor & Alderpersons COS Off Infrast & Developmt COS Plan/Urban Design Dept COS Legal Office Metro Planning Commission</p> <p><u>Supporting Partners include but are not limited to:</u> Chat Co Housing Coalition Non-Profit Housing Orgs Community Organizations Homebuilders Developers Realtors Chamber of Commerce</p>
<p>5A.7 Support investigation of the merits of measured property tax relief and/or PILOTs for affordable housing development and retention</p>	H		X	<p>Mayor & Alderpersons COS Off Muni Operations COS Legal Office COS Off Community Services COS Housing & NS Dept</p> <p><u>Supporting Partners include but are not limited to:</u> Chat Co Housing Coalition Sav Eco Developmt Authority Chatham County School Board</p>

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<p>5A.8 Support legislation that makes it easier for heirs of cloudy title property to gain clear title</p>	<p>H</p>		<p>X</p>	<p>Mayor & Alderpersons COS Legal Office COS Off Community Services COS Housing & NS Dept COS Public Safety/Police</p> <p><u>Supporting Partners include but are not limited to:</u> Community Organizations Georgia Legal Services Georgia Municipal Association Realtors/Builders/Developers Chat Co Housing Coalition</p>
<p>5A.9 Support the demolition of abandoned dilapidated buildings without delay when court ordered</p>	<p>H+</p>	<p>X</p>		<p>Mayor & Alderpersons COS Legal Office COS Off Community Services COS Code Compliance Dept COS Housing & NS Dept COS Public Safety/Police</p> <p><u>Supporting Partners include but are not limited to:</u> Community Organizations Chat Co Housing Coalition</p>
<p>5A.10 Support innovative site and housing designs, types and materials, including smaller dwellings, to maximize housing affordability options</p>	<p>H+</p>	<p>X</p>		<p>COS Plan/Urban Dev Dept COS Housing & NS Dept COS Development Services</p> <p><u>Supporting Partners include but are not limited to:</u> Chat Co Housing Coalition Community Organizations Architects Homebuilders/Developers Realtors Metro Planning Commission</p>
<p>5A.11 Support, where appropriate and possible, the use of materials and products in renovations that are similar but not necessarily matching original materials</p>	<p>M</p>		<p>X</p>	<p>COS Plan/Urban Design Dept COS Off Infrast & Developmt COS Off Community Services COS Housing & NS Dept COS Development Services</p> <p><u>Supporting Partners include but are not limited to:</u> Chat Co Housing Coalition Community Organizations Architects Homebuilders/Developers Realtors Metro Planning Commission</p>

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<p>5A.12 Support continued study of the feasibility and benefits of establishing a non-profit owned modular housing, or similar, plant in Savannah</p> <ul style="list-style-type: none"> ○ Reduce construction and housing costs ○ Generate revenue for Housing Savannah activities ○ Provide in-factory construction training and jobs with benefits ○ Create next generation of home building companies ○ Create small developer and realtor opportunities 	H+		X		<p>Comm Housing Serv Agency COS Housing & NS Dept</p> <p><u>Supporting Partners include but are not limited to:</u> Architects Homebuilders/Developers Banks/Financing Orgs Sav Eco Develop Authority Coastal Work Source</p>
<p>5A.13 Support organizations and initiatives that help increase housing accessibility and help decrease housing discrimination</p> <ul style="list-style-type: none"> ○ Savannah-Chatham Fair Housing Counsel ○ Savannahability Task Force ○ Advocates for Restorative Communities (ARCs) Task Force 	H+	X			<p>Sav-Chat Fair House Council</p> <p><u>Supporting Partners include but are not limited to:</u> Advocacy Organizations Georgia Legal Services Realtors COS Legal Office COS Housing & NS Dept COS Human Services Dept</p>
<p>5A.14 Support Enterprise Zone, Opportunity Zone and Military Zone projects with focus on affordable Housing opportunities</p> <ul style="list-style-type: none"> ○ Include City, County and School Board participation in Enterprise Zone projects that focus on qualified affordable housing business or service enterprises ○ Limit Enterprise Zone property tax relief to increase in property value as a result of development—allowing City, County and School Board to continue receiving property taxes based upon pre-development value of property 	M		X		<p>COS Economic Develop Dept COS Housing & NS Dept</p> <p><u>Supporting Partners include but are not limited to:</u> Ga Dept of Community Affairs Sav Eco Develop Authority Chat Co Housing Coalition</p>
<p>5A.15 Support the City of Savannah developing a realistic plan and timetable to ensure that all City employees are paid at least \$15 per hour—making housing more affordable</p>	H+		X		<p>Mayor & Alderpersons COS Off Muni Operations</p>
<p>B. State</p>	Priority LMH	Time Frame 1Y	Time Frame 1-5Y	Time Frame 1-10Y	<p>Suggested Lead & Supporting Implementation Partners</p>
<p>5B.1 Support legislation to create and/or expand dedicated funding for a State housing fund similar to Florida’s SHIP initiative and develop collaborative support from other municipalities, realtors, developers and home builders</p>	H+			X	<p>Mayor and Alderpersons Chatham Co Delegation COS Legal Office COS Off Community Services COS Housing & NS Dept</p> <p><u>Supporting Partners include but are not limited to:</u> Chat Co Housing Coalition Realtors/Developers/Builders Georgia Municipal Assoc Ga Dept of Com Affairs GA Dept Revenue</p>

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<p>5B.2 Support local delegation legislation for adoption of an Urban Enterprise Zone that has an affordable housing focus and requirement similar to Atlanta</p> <ul style="list-style-type: none"> ○ Allow for City, County and School Board participation ○ Limit property tax relief to increase in property value as a result of development—allowing City, County and School Board to continue receiving property taxes based upon pre-development value of property ○ Create housing based/focused Enterprise Zones 	H+		X	<p>Mayor & Alderpersons Chatham Co Delegation COS Legal Office COS Off Community Services COS Housing & NS Dept COS Off Muni Operations COS Economic Develop Dept</p> <p><u>Supporting Partners include but are not limited to:</u> Chat Co Housing Coalition GA Municipal Association</p>
<p>5B.3 Support lowering population requirement to from 350,000 to 100,000 for municipalities interested in establishing Urban Redevelopment Finance Authorities for issuance of Housing Opportunity Bonds or similar bonds</p>	H+		X	<p>Mayor & Alderpersons Chatham Co Delegation COS Legal Office COS Off Community Services COS Housing & NS Dept</p> <p><u>Supporting Partners include but are not limited to:</u> Chat Co Housing Coalition Ga Municipal Association Ga Dept of Com Affairs Advocacy Organizations</p>
<p>5B.4 Support legislation that expands the eligible uses of development impact fee revenue to include the improvement, construction and development of publicly or privately owned affordable housing—as affordable housing is vital part of a community’s infrastructure</p>	H+		X	<p>Mayor & Alderpersons Chatham Co Delegation COS Legal Office COS Off Community Services COS Housing & NS Dept</p> <p><u>Supporting Partners include but are not limited to:</u> Chat Co Housing Coalition Ga Municipal Association Ga Dept of Com Affairs Advocacy Organizations</p>
<p>5B.5 Investigate and support, if feasible, measured rental property licensing and annual inspection Legislation that helps ensure that rental property is maintained to minimum code standards</p>	H			<p>Mayor & Alderpersons Chatham Co Delegation COS Legal Office COS Off Community Services COS Code Compliance Dept COS Off Muni Operations</p> <p><u>Supporting Partners include but are not limited to:</u> Realtors/Property Managers Advocacy Organizations</p>

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<p>5B.6 Investigate and support, if feasible, “source of income” legislation to prevent landlords from refusing to rent based upon source of income—including not recognizing income subsidies like housing vouchers that pay a portion of the holder’s rent</p>	H			X	<p>Mayor & Alderpersons Chatham Co Delegation COS Legal Office COS Off Community Services COS Human Services Dept Sav-Chat Fair House Council</p> <p><u>Supporting Partners include but are not limited to:</u> Advocacy Organizations</p>
<p>C. Federal</p>	Priority LMH	Time Frame 1Y	Time Frame 1-5Y	Time Frame 1-10Y	<p>Suggested Lead & Supporting Implementation Partners</p>
<p>5C.1 Support the American Jobs Plan, which includes \$213B for Housing Activities, and Associated Federal Housing Legislation</p> <ul style="list-style-type: none"> ○ Neighborhood Homes Investment Act ○ Housing Supply and Affordability Act 	H++			X	<p>Mayor & Alderpersons Housing Authority of Sav</p> <p><u>Supporting Partners include but are not limited to:</u> Advocacy Organizations Community Organizations Builder/Developer Orgs Landlord Organizations Realtor Organizations Business Organizations Chat Co Housing Coalition</p>
<p>5C.2 Support increased HUD CDBG, HOME, ESG and public housing funding and flexibility for municipalities and housing authorities</p>	H+			X	<p>Mayor & Alderpersons Housing Authority of Sav</p> <p><u>Supporting Partners include but are not limited to:</u> Advocacy Organizations Community Organizations Builder/Developer Orgs Landlord Organizations Realtor Organizations Business Organizations Chat Co Housing Coalition</p>
<p>5C.3 Support HUD increasing number of Section 8/Housing Choice Vouchers issued to Savannah</p>	H+			X	<p>Mayor & Alderpersons Housing Authority of Sav</p> <p><u>Supporting Partners include but are not limited to:</u> Advocacy Organizations Community Organizations Landlord Organizations Realtor Organizations Business Organizations Chat Co Housing Coalition</p>

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<p>5C.4 Support amending federal regulations that disqualify ex-offenders from receiving federal housing assistance</p>	H			X	<p>Mayor & Alderpersons Sav-Chat Fair House Council</p> <p><u>Supporting Partners include but are not limited to:</u> Advocacy Organizations Community Organizations Realtor Organizations GA Legal Services Chat Co Housing Coalition</p>
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