

Housing Savannah Action Plan: Draft Strategy & Action Item Table 032621

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 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 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 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 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 CAT</p>

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5A.8 Support legislation that makes it easier for heirs of cloudy title property to gain clear title	H		X	<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>
5A.9 Support the demolition of abandoned dilapidated buildings without delay when court ordered	H+	X		<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>
5A.10 Support innovative site and housing designs, types and materials, including smaller dwellings, to maximize housing affordability options	H+	X		<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>
5A.11 Support, where appropriate and possible, the use of materials and products in renovations that are similar but not necessarily matching original materials	M		X	<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 style="text-align: center;">Suggested Lead & Supporting Implementation Partners</p>
<p>5B.1 Support lowering population requirement to 100,000 for municipalities interested in establishing Urban Redevelopment Finance Authorities for issuance of Housing Opportunity 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>

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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 legislation to create and/or expand dedicated funding for a State housing fund similar to Florida’s SHIP initiative</p> <ul style="list-style-type: none"> ○ Develop collaborative support from other municipalities and Board of Realtors 	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 Builders/Developers Georgia Municipal Assoc Ga Dept of Com Affairs GA Dept Revenue</p>
<p>5B.4 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			X	<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>
<p>5B.5 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>

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C. Federal	Priority LMH	Time Frame 1Y	Time Frame 1-5Y	Time Frame 1-10Y	Suggested Lead & Supporting Implementation Partners
5C.1 Support amending federal regulations that disqualify ex-offenders from receiving federal housing assistance	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>
5C.2 Support HUD increasing number of Section 8/Housing Choice Vouchers issued to Savannah	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>
5C.3 Support increased HUD funding for municipalities and housing authorities	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>