



**HOUSING
SAVANNAH**

Available · Accessible · Affordable

Housing Savannah Task Force



Mission: The Housing Savannah Task Force will assess local housing needs and opportunities, and develop a comprehensive plan to improve housing availability, access and affordability for all who choose to make Savannah their home.



Goal: Develop a comprehensive action plan that 1) identifies the public, private and philanthropic resources and systems necessary to improve, construct and retain at least 15,000 dwellings that are in good condition, affordable and available for occupancy by Savannahians earning up to 80% of the area's median income, regardless of household size or life circumstance, by 2032 and 2) sustains the 2032 rate of activity each year thereafter.

Organizational Structure

❖ Co-Chairs, Housing Savannah Task Force

- Brynn Grant, President & CEO, United Way of the Coastal Empire
- Israel G. Small, Assistant City Manager (Retired), Savannah

❖ 40 Members

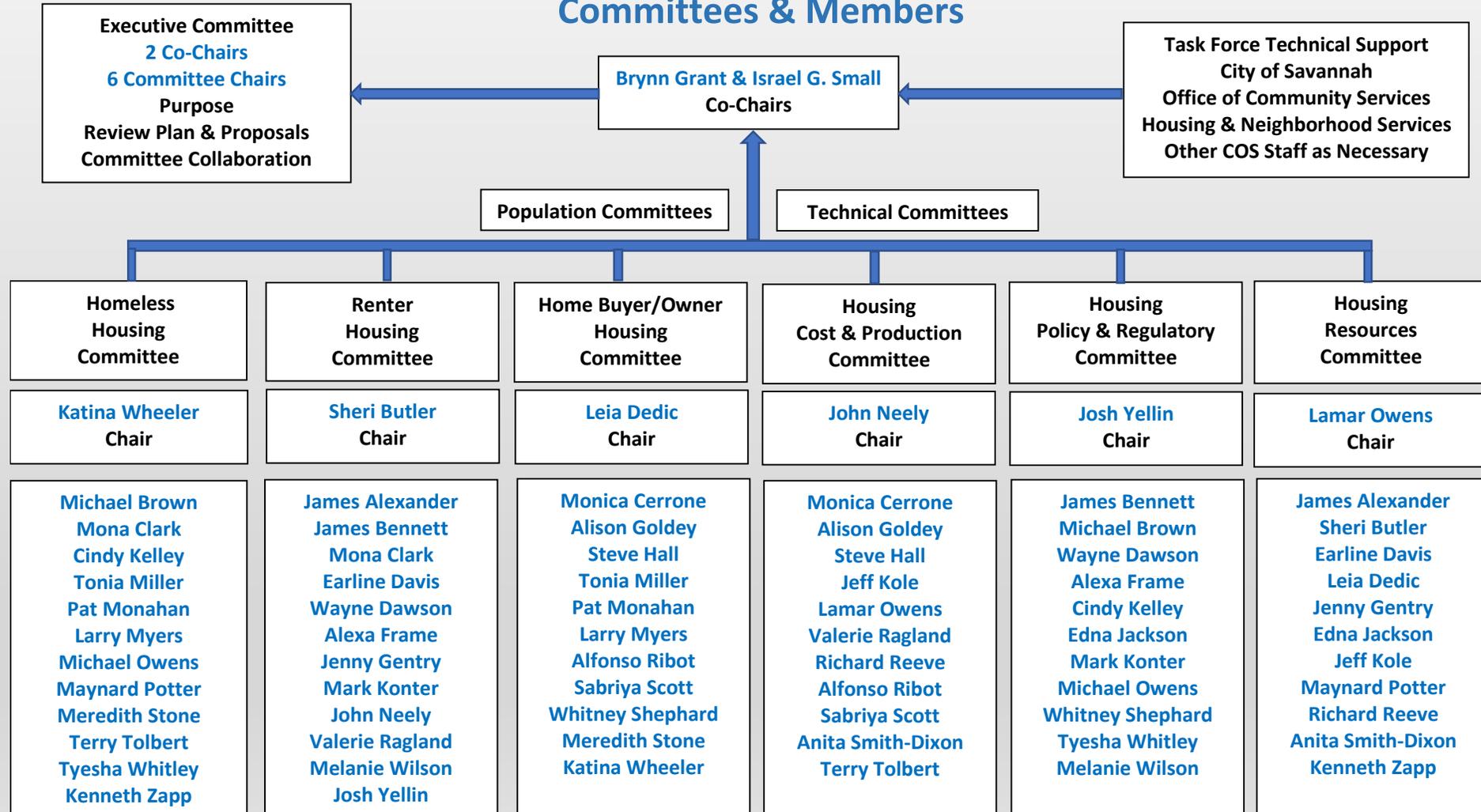
❖ 6 Committees

- 3 Population Committees
 - ✓ Homeless
 - ✓ Renters
 - ✓ Homeowners/Homebuyers
- 3 Technical Committees
 - ✓ Cost/Production
 - ✓ Policy/Regulatory
 - ✓ Resources





Organizational Structure Committees & Members



Timeline

2020-2021

- ❖ August Task Force Appointed
 - Monthly Meetings of Task Force & Committee
 - September 17 First Task Force Meeting
- ❖ September-November
 - Research
- ❖ December-February
 - Develop and Refine Strategies & Action Items
- ❖ March
 - Identify Possible Investment Sources & Amounts
- ❖ April-May
 - Community Information & Input
- ❖ June
 - Submit Plan to Mayor & Alderman



Some of the Resource Material Reviewed

Affordable Housing & Regulatory Reform Task Force Report



Savannah, GA
August 2008

Housing Savannah

City Council Workshop
March 12, 2020

Chatham County Housing Coalition Fact Sheet

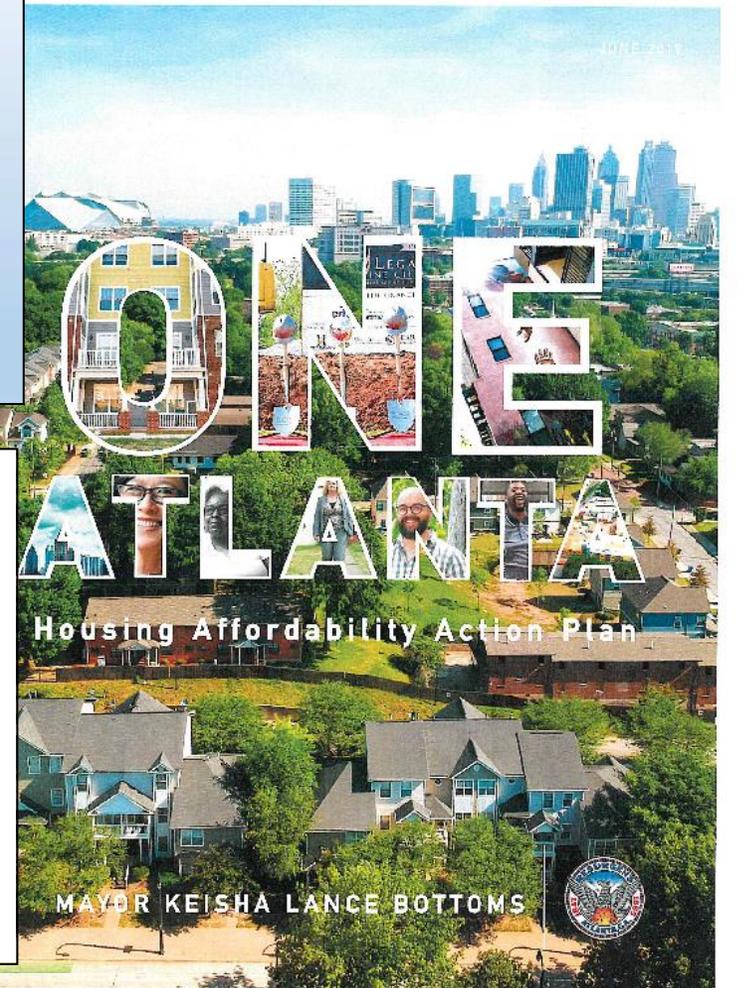
Category	Item	City of Savannah	Chatham County Including Savannah
Households	Number of Households*	53,644	107,427
Household Income	Median Household Income*	\$39,386	\$52,215
	Estimated Average Wage of Service Industry Workers (\$12Hr x 30HrWk x 50WkYr)	\$18,000	\$18,000
	Annual Household Income Required to Avoid being Cost Burdened	\$37,040 to \$58,150	\$37,040 to \$58,150
Housing Costs	Monthly Fair Market Rent/Mortgage for Quality 1-, 2- and 3-Bedroom Dwellings	\$870 to \$1,364	\$870 to \$1,364
Housing Needs	Number/Percent of Cost Burdened Households Paying 30% or More of Income for Housing*	23,533 / 44%	37,908 / 35%

Fair Market Rents & Required Incomes to Avoid Being Cost Burdened	1-Bedroom	2-Bedroom	3-Bedroom
Fair Market Rents for Housing in Good Condition (Similar for home purchase mortgages)	\$ 870	\$ 996	\$ 1,364
Annual Household Income Required to Avoid Cost Burden	\$34,800	\$39,840	\$54,560
Hourly Household Income Required to Avoid Cost Burden	\$ 16.70	\$ 19.15	\$ 26.23

Fair Market Rents & Required Hours Per Week @ \$7.25 Minimum Wage to Avoid Being Cost Burdened	1-Bedroom 92 Hours	2-Bedroom 106 Hours	3-Bedroom 143 Hours
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Financing Shortfall for a 500SF, 1-BedRm \$80K Apt Assuming 40HrWk/52WkYr Wage	\$10 Hourly	\$12 Hourly	\$14 Hourly	\$16 Hourly	\$18 Hourly	\$20 Hourly
Gross Rent @ 30% of Income to Avoid Cost Burden	\$520	\$624	\$728	\$832	\$936	\$1,040
Financing Shortfall (Gap Financing Required)	\$35,028	\$27,603	\$20,178	\$12,754	\$ 5,329	\$ 0

May 23, 2019



Savannah Housing Initiatives

20 Year Averages – 523 Households & \$31.9 Million Annually



Minor & Volunteer Home Repairs

Home Construction & Home Purchases

Traditional & Non-Traditional Rental Housing

Acquisition, Blight Removal & Local Investment

Summary of Major Findings

- ❖ Savannah housing costs have outpaced incomes at a rate of at least 2:1 over the last 30 years.
- ❖ About 21,000 (40%) of Savannah households cannot afford quality housing--paying more than 30% of their income for housing.
- ❖ This includes:
 - Multi earner households earning \$50,000 or less annually
 - ✓ \$24 hourly full-time collectively
 - Single earner households earning \$35,000 or less annually
 - ✓ \$17 hourly full time

Savannahians needing quality, affordable, housing include



diverse households making less than \$50,000 annually or \$24 hourly fulltime.

Some Impacts Due to the Lack of Quality, Affordable, Housing

The lack of quality, affordable, housing impacts not only those in need of housing but can also negatively impact the Savannah community and economy as a whole, including:

- ❖ More stress on the workforce and school children leading to lower productivity.
- ❖ Longer commutes resulting in more workplace tardiness, absenteeism and exhaustion.
- ❖ More traffic congestion resulting from longer commute times and distances.
- ❖ Less disposable income available for cost burdened persons to spend on goods and services.
- ❖ Workforce shortages that hurt businesses as workers move out of a community.
- ❖ Workforce shortages that deter business expansion and recruitment.
- ❖ Increased costs to taxpayers associated with substandard housing and blight.
- ❖ Increased costs and negative impacts to taxpayers, businesses, tourism, policing, EMS and medical providers associated with persons unable to afford quality housing.

Solving the Challenges

Solving the problem, simply put but not so simple to do, requires . . .

- ❖ Increasing incomes;
- ❖ Decreasing housing costs; (without sacrificing quality)
- ❖ Funding the gap between income and housing costs; or
- ❖ A combination of the above.

Cost Estimate

**Improving, Constructing & Retaining
20,000 Affordable Dwellings Requires About \$1.5 Billion**

\$ 200,000,000 Local Investment (local governments, business, philanthropic)

\$ 1,300,000,000 Leveraged Investment using Local Investment

\$ 1,500,000,000 Total Investment Over Time

Emerging Task Force Strategies

The Task Force has identified 5 primary strategies and 40 action items which it believes are both aspirational and achievable.

1. Increase Community Wide Awareness, Support and Education for Housing Savannah.
2. Increase & Sustain Housing Improvement, Construction and Retention Activity to Benefit 15,000 Household by 2032.
3. Increase & Sustain Investments for Housing Improvement, Construction and Retention to \$100M+ Annually by 2032.
4. Increase the Capacity and/or Number of Housing Partners.
5. Support Local, State & Federal Housing Policy and Legislation.

Strategy #1

Increase Community Wide Awareness, Support and Education for Housing Savannah

Some Key Action Items

- ❖ Endorsement of the Housing Savannah Action Plan by City, County, Business, Philanthropic and Community Leaders.
- ❖ Establish a Non-Governmental Housing Organization to play a lead role in Plan Coordination, Implementation, Reporting and Education.
- ❖ Develop Educational Initiatives that Inform and Engage the Community & those in need of housing.

Strategy #2

Increase & Sustain Housing Improvement, Construction and Retention Activity to Benefit 15,000 Household by 2032

Some Key Action Items

- ❖ Assist 500+ households annually avoid eviction, foreclosure, property loss or homelessness.
- ❖ Assist 1,000+ households annually improve housing conditions through home repair, construction and purchase opportunities.
- ❖ Retain and maintain 5,000+ existing subsidized dwellings.
- ❖ Acquire and/or bring about the renovation or redevelopment of 1,000+ blighted, abandoned, properties with new housing through the City's 1K-in-10 Initiative.

Strategy #3

Increase & Sustain Investments for Housing Improvement, Construction and Retention to \$100M+ Annually by 2032

Some Key Action Items

- ❖ Secure \$12.5+ million annually for the **Savannah Affordable Housing Fund** from the City, County, Business and Philanthropic communities.
- ❖ Use these funds to help leverage \$87.5+ million annually in other investments for Housing Savannah activities.
- ❖ Support, where feasible, the use of City issued or backed bonds repaid by the City for special housing activities.
- ❖ Include at least \$12 million in the 2026 SPLOST for public infrastructure and improvements supporting Housing Savannah activities.

Strategy #4

Increase the Capacity and/or Number of Housing Partners

Some Key Action Items

- ❖ Increase the capacity and/or number of entities renovating or developing homeless and transitional housing.
- ❖ Increase the capacity and/or number of entities renovating or developing multi-family and single-family housing.
- ❖ Increase the capacity and/or number of home repair, renovation and construction contractors and associated workforces.
- ❖ Increase the capacity and/or number of entities providing financial counseling and financing to those participating in Housing Savannah activities.

Strategy #5

Support Local, State & Federal Housing Policy and Legislation

Some Key Action Items

- ❖ Local: Support local government initiatives that help secure revenue and/or reduce costs for quality affordable housing to include through planning, zoning, subdivision regulation, design, ordinance, surplus property sale, construction/training, and fair housing activities.
- ❖ State: Support state government initiatives that help secure revenue and/or reduce costs for quality affordable housing through adoption of legislation that establishes a new state housing fund, allows local issuance of Housing Opportunity Bonds, use of Urban Enterprise Zones with a housing focus, and “source of income” protections.
- ❖ Federal: Support increased federal funding and flexibility for housing, including the \$213 billion for housing proposed in President Biden’s American Jobs Plan.

Housing Savannah

It will take a community wide effort!





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