QUALITY, AFFORDABLE WORKFORCE HOUSING

GOAL: A city with ample housing in good condition for low and moderate income households

5 YEAR OBJECTIVES

- Create 300 new, quality, affordable rental housing units.
- Create 100 new, quality, affordable owner-occupied single family housing.
- Improve habitability and accessibility of 500 owner-occupied dwellings.
- Assist 350 low and moderate income households in achieving home ownership.
- Assist 500 low and moderate income households in addressing financial, credit, debt load or legal issues affecting their ability to purchase, rent or retain a home.

DEVELOPMENT STRATEGIES

Fund and/or support activities that:

- Redevelop vacant, blighted, and substandard property as affordable workforce housing.
- Repair substandard owner-occupied workforce and housing to maintain habitability and reduce blight.
- Expand partnerships to provide volunteer-based property improvement services year-round.
- Install/Improve public infrastructure necessary to support new affordable housing development.
- Support housing code and property maintenance code enforcement.
- Support quality housing development in proximity to transit and employment.
- Support housing development and retrofits with accessible features for seniors and the disabled.
- Support non-profit housing developers and work with for-profit developers to increase affordable housing supply.
- Support the development of a comprehensive regional affordable and workforce housing strategy.

FUNDING STRATEGIES

Fund and/or support activities that:

- Provide grants and/or loans to help maintain rental properties in safe, habitable condition.
- Assist qualified home buyers with down payment and closing cost assistance.
- Increase and diversify investment in the Savannah Affordable Housing Fund.
- Expand employer assisted home purchase programs with area employers.
- Work with banks to increase financing for affordable rental and homeowner housing.
- Leverage significant private investment with federal, state and local housing funds.
- Support Low Income Housing Tax Credit applications for affordable rental housing development.
- Increase financial capacity for affordable housing by assisting a local non-profit housing organization gain CDFI designation from the Treasury Department.

HOUSEHOLD STRATEGIES

Fund and/or support activities that:

- Assist low and moderate income households in addressing financial and legal issues negatively affecting their housing opportunities.
- Support pre- and post-purchase housing education and counseling that enables households to successfully purchase and retain their homes.
- Provide low income property owners with affordable estate planning and legal services to resolve cloudy title issues.

PUBLIC/HUMAN SERVICES

GOAL: A city with public and human services that meet the needs of the community, assist families in becoming economically stable, and enhance the quality of life for all citizens.

5 YEAR OBJECTIVE

- Assist 7,500 residents in addressing individual and family needs and increasing capacity to become economically stable through educational advancement, job training, employment, financial education and asset-building.

STRATEGIES

Fund and/or support activities that provide:

- Supportive services for the elderly and disabled.
- Supportive services for homeless youth and youth in crisis, including counseling and after school programs.
- Employable job skills training, job readiness and employment assistance.
- Training to increase basic competencies in reading, math, writing, computers and work ethics.
- Financial Education (training, credit counseling, wills, estate & financial planning).
- Asset-building programs for low-income persons. (Individual Development Accounts, Child Care Tax Credits, Earned Income Tax Credits, local banking initiatives, estate planning).
- Expanded pro bono legal services to assist with cases involving elder abuse and fraud, identification and other documentation, tenant-landlord disputes, accommodations for persons with disabilities, etc.

FAIR HOUSING AND SPECIAL NEEDS

GOAL: A city in which housing is accessible and available to all persons, including those with special needs, and is compliant with the Fair Housing Act.

5 YEAR OBJECTIVES

- Conduct 4 fair housing education workshops annually.
- Assist 100 households with housing discrimination claims.

STRATEGIES

Fund and/or support activities that:

- Educate landlords, tenants, and property managers on the benefits of the Housing Choice Voucher program and the obligations and responsibilities of tenants, landlords and the public housing authority.
- Provide fair housing enforcement services.
- Establish a portal on the City's website for registration of fair housing discrimination complaints.
- Incorporate fair housing education into first time homebuyer education sessions, including information on how to identify and avoid predatory loan products.
- Conduct an informational forum on housing and accessibility modifications in partnership with local organizations that provide services to persons with disabilities.
- Provide training on fair housing accessibility issues to local code enforcement officials, design professionals and property owners.
- Monitor fair housing legislation at the state level for potential impacts on the City's fair housing activities.

HOMELESSNESS

GOAL: A community free of homelessness.

5 YEAR OBJECTIVES

- Provide outreach services, sheltering and housing assistance to 5,000 persons who are homeless or at risk of homelessness
- Provide supportive housing annually for 200 homeless persons with long-term problems or special needs.
- Assisting 250 homeless persons in accessing permanent housing, increase incomes and/or attaining self-sufficiency.
- Assist 300 low and moderate income households in retaining or securing affordable rental housing.

STRATEGIES

Fund and/or support activities that provide:

- Street outreach to non-sheltered homeless.
- Legal advocacy to obtain documents for the homeless (i.e., birth certificates, social security cards).
- Self-sufficiency skills (job training, employment, life skills, literacy, financial/credit counseling).
- General basic/emergency needs (food, clothing, showering, medical care, identification records).
- Emergency sheltering, supportive housing and pathways to permanent housing.
- Child care and transportation services to support job seeking and employment.
- Wrap-around services after housing is secured (i.e., team-based, collaborative case management with various organizations working together to provide a holistic program of supportive services).
- Coordination of bicycle donations from the City.
- Coordinated entry into the homeless crisis response system and access to housing and mainstream services.

BUSINESS DEVELOPMENT

GOAL: A local business economy that is inclusive and provides opportunities for all enterprises.

5 YEAR OBJECTIVES

- Facilitate the creation or expansion of at least 100 small businesses, inclusive of minority and women-owned businesses.
- Provide technical assistance, business development training assistance and referral services to 500 existing and prospective entrepreneurs.

STRATEGIES

Fund and/or support activities that provide:

- Business loans and other incentives to increase business development.
- Training and development support for small and micro-enterprises.
- Business incubator space with training and development for start-ups.
- Business retention, post-start-up training and support.
- Training and assistance to businesses to meet local, state and federal procurement requirements.
- Support to high-wage, high-growth target industries and align workforce development programs accordingly.

CORRIDOR REVITALIZATION

GOAL: A city with physically attractive and economically viable commercial corridors in targeted neighborhoods.

5 YEAR OBJECTIVE

- Implement corridor improvement projects along at least 4 targeted commercial corridors.

STRATEGIES

Fund and/or support activities that provide:

- Facilitate blight reduction through property redevelopment and code compliance.
- Include targeted corridor development projects in applications for New Markets Tax Credits.
- Implement targeted corridor and streetscape revitalization plans, including Augusta Avenue Corridor and Waters Avenue improvements.
- Establish geographic incentives and designations to stimulate investments (Enterprise Zones, Tax Allocation Districts, Business Improvement Districts).
- Establish a "success center" on Pennsylvania Avenue near Savannah Gardens.

WORKFORCE DEVELOPMENT

GOAL: A city with a skilled workforce linked to a diverse group of industries.

5 YEAR OBJECTIVES

- Develop job skills, work readiness and soft skills among 375 low and moderate income residents.
- Create 200 full-time jobs for low and moderate income persons through City-funded loan programs.
- Create traditional and non-traditional learning opportunities for 200 low and moderate income persons.

STRATEGIES

Fund and/or support activities that:

- Provide workforce training and apprenticeships for in-demand occupations.
- Provide temporary and permanent job placements for the unemployed/ underemployed.
- Provide incentives to businesses to hire qualified low and moderate income persons.
- Create or retain 1 full-time job for low and moderate income persons for every $35,000 in business loans funded.
- Create neighborhood-based job information and referral centers in targeted CDBG areas.
- Provide childcare subsidies to ensure employment sustainability.

S N A P S H O T

PROPOSED GOALS, OBJECTIVES & STRATEGIES

CITY OF SAVANNAH 2018-2022

CONSOLIDATED HOUSING & COMMUNITY DEVELOPMENT PLAN

PREPARED BY

CITY OF SAVANNAH COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT

IN COLLABORATION WITH

LOCAL RESIDENTS, COMMUNITY REPRESENTATIVES, NON-PROFIT AGENCIES, CITY DEPARTMENTS & OTHER GOVERNMENTAL UNITS

CITY OF savannah