



Housing Savannah

The City's Investment in Affordable Housing at Work

2021 Housing Savannah Outcomes

and

Preview of 2022 and Prospective Housing Savannah Activity

Including Housing for Persons Experiencing Homelessness and Potential Tax Credit Developments

City Council Workshop

March 10, 2022

**City Manager
&
Housing Savannah
Team
Have Been
Meeting
Bi-Weekly
Since
October**



Recapping three major goals of the Housing Savannah Action Plan

1. Increase annual funding for housing to more than \$100M by 2032
 - \$12.5M+ annual SAHF investments
 - \$87.5M+ annual leveraged investments
2. Increase the number of households assisted annually from about 500 to 1,500 by 2032
3. Establish the Housing Savannah Non-Governmental Organization (NGO) in 2022

Housing Savannah Action Plan - 10 Year Investment & Dwelling Goals

Year		Savannah Affordable Housing Fund (SAHF) Investments					SAHF Investments	Leveraged Investments	Total Investment Goals	Total Dwelling Goals
		HUD	City	County	Business	Philanthropic				
1	2022	\$ 1,500,000	\$ 1,000,000	\$ 200,000	\$ 200,000	\$ 100,000	\$ 3,000,000	\$ 21,000,000	\$ 24,000,000	550
2	2023	\$ 1,500,000	\$ 1,500,000	\$ 400,000	\$ 400,000	\$ 200,000	\$ 4,000,000	\$ 28,000,000	\$ 32,000,000	650
3	2024	\$ 1,500,000	\$ 2,000,000	\$ 600,000	\$ 600,000	\$ 300,000	\$ 5,000,000	\$ 35,000,000	\$ 40,000,000	750
4	2025	\$ 1,500,000	\$ 2,500,000	\$ 800,000	\$ 800,000	\$ 400,000	\$ 6,000,000	\$ 42,000,000	\$ 48,000,000	850
5	2026	\$ 1,500,000	\$ 3,000,000	\$ 1,000,000	\$ 1,000,000	\$ 500,000	\$ 7,000,000	\$ 49,000,000	\$ 56,000,000	950
6	2027	\$ 1,500,000	\$ 3,500,000	\$ 1,200,000	\$ 1,200,000	\$ 600,000	\$ 8,000,000	\$ 56,000,000	\$ 64,000,000	1,050
7	2028	\$ 1,500,000	\$ 4,000,000	\$ 1,400,000	\$ 1,400,000	\$ 700,000	\$ 9,000,000	\$ 63,000,000	\$ 72,000,000	1,150
8	2029	\$ 1,500,000	\$ 4,500,000	\$ 1,600,000	\$ 1,600,000	\$ 800,000	\$ 10,000,000	\$ 70,000,000	\$ 80,000,000	1,250
9	2030	\$ 1,500,000	\$ 5,000,000	\$ 1,800,000	\$ 1,800,000	\$ 900,000	\$ 11,000,000	\$ 77,000,000	\$ 88,000,000	1,350
10	2031	\$ 1,500,000	\$ 6,000,000	\$ 2,000,000	\$ 2,000,000	\$ 1,000,000	\$ 12,500,000	\$ 87,500,000	\$ 100,000,000	1,500

Note: 1) Goals can be impacted by a number of variables including investment and opportunity availability, costs, etc.

2) Figures in green print above represent City's four year \$7M SAHF investment made as part of FY22 Budget..

Housing Savannah NGO

Purpose:

- Establish a non-governmental organization dedicated full time to raising community awareness, support, partnerships and resources for Housing Savannah.
- Raise Annual Investments in the Savannah Affordable Housing Fund and for Housing Savannah activities.
 - Increase SAHF investments from \$722K in 2021 to \$12.5M annually by 2032.
 - Increase City, County, business and philanthropic community investments in the SAHF.

City Manager's Recommendation:

- Establish the Housing Savannah NGO, 501(c)3 non-profit, under CHSA's umbrella.
 - Resolution of Support for City Manager's recommendation planned for March 24 City Council meeting.
- CHSA . . .
 - Was established in 1989 with support from community, business and City leaders.
 - Has a long record of success and support for undertaking housing initiatives—including Savannah Gardens and becoming a CDFI.
 - Has administered the Savannah Affordable Housing Fund (SAHF) for the City since 2011.
 - Raised, part time, nearly \$700K in private investments for the SAHF since 2014—including a record \$222,500 in 2021.
 - Secured \$424K in Community Development Financial Institution (CDFI) funds from the U.S. Treasury Department in 2021.
- Housing Savannah, Inc. will have its own Board and Staff distinct from CHSA, Inc. and CHSA Development, Inc.
 - The initial five member Board, including the City Manager, will be appointed by CHSA Inc. as it establishes Housing Savannah, Inc.
 - The Housing Savannah, Inc. Board of Directors, will then appoint additional Board members including representatives from the:
 - County government
 - Business community
 - Philanthropic community
 - Community at large

Recapping FY2022 Budget Retreat Highlights



Housing Savannah

The City's 2022 **Housing Savannah** investments and workplan includes

a record **\$19.1M** for housing.

- \$ 7.0M* SAHF City Investment (City's First 4 Years Housing Savannah Action Plan Investment)
- \$ 3.1M HOME-ARPA to assist with housing for those experiencing homelessness
- \$ 1.2M CDBG-CV to assist with housing for those experiencing homelessness due to COVID
- \$ 1.5M HOME & CDBG (regular allocation) to assist homeowner and home buyers
- \$ 5.3M SPLOST for Public Infrastructure in Support of Housing Development
- \$ 1.0M Value of City Owned Property made Available for Affordable Housing
- \$19.1M Total

*\$1M for long term investments in 2022 + \$6M for short term construction financing in 2022



Housing Savannah

Projected 2022 Housing Savannah partner investments, when linked with City investments, could reach **\$60M** and help improve housing conditions and opportunities for **600** households.

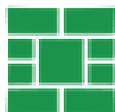
Comparison of recent and projected households benefitting from City and linked **Housing Savannah** partner investments:

- ❑ 262 households in 2020
- ❑ 280 households in 2021 (Estimated)
- ❑ 600 households in 2022 (Projected)

Additional **Housing Savannah** investments not directly linked to the City's investment could increase the number of households assisted to **800**.

2022 City and linked partner investments for **Housing Savannah** are projected to benefit **600** households:

- ❑ 50 homes for persons experiencing homelessness
- ❑ 185 homes for persons needing better rental housing
- ❑ 200 home repairs for elderly and other homeowners
- ❑ 75 homes purchased by first time homebuyers
- ❑ 15 homes built on vacant lots
- ❑ 25 abandoned properties acquired for new homes
- ❑ 50 households with security deposits and/or eviction/foreclosure prevention assistance



2021 Outcomes (871) & 2022 Projections (1,055)

Housing Savannah Activity	2021 Outcomes	2022 Projections
Household/Activity		
Linked to City Investments	445	655
Linked to Other Investments	426	400
Total	871	1055
Household/Activity Breakdown		
Home Repairs for Homeowners	204	200
Single Family Home Purchases	77	90
Single Family Home Construction	51	40
Rental Renovations/Construction	363	575
Rental Security Deposits Assistance	N/A	50
Persons Experiencing Homelessness	172	75
1K-in-10 Property Acquisitions	4	25
Total	871	1,055
Activity Investment		
City Investments	\$ 5,042,422	\$ 7,890,000
Other Investments	\$ 61,787,143	\$ 97,310,000
Total Investments	\$ 66,829,565	\$ 105,200,000

View Housing Savannah
Monthly Dashboard Reports
& Housing Opportunities on City Website

Community Resources

Providing management and coordination of the City's housing and neighborhood enhancement efforts.

Housing Savannah

Human Services

Housing Savannah Dashboard: January 1 - December 31, 2021

Total Investments	Total Dwellings	Total Investment	SAHF/City Investment	Other Investment	Total Average	SAHF/City Average	Other Average	SAHF/City Investment					Participation Percentages			Average Participant Income			
	867	\$ 66,829,565	\$ 5,042,422	\$ 61,787,143	\$ 77,081	\$ 5,816	\$ 71,265	SAHF Investment	CDBG Investment	HOME Investment	ESG-CV Investment	Other Investment	Minority Participant	Female Participant	Minority Contractor				
		100%	8%	92%				\$ 71,620	\$ 1,293,653	\$ -	\$ -	\$ -	94%	75%	74%	\$23,578			
City & Linked Investment	Dwellings	Total Investment	City Investment	Other Investment	Total Average Investment	City Average Investment	Other Average Investment	\$ 176,824	\$ 14,607	\$ 162,217	\$ 520,000	\$ -	\$ 1,066,450	\$ -	\$ -	77%	75%	NA	\$40,986
Home Repairs for Homeowners	204	\$ 1,602,669	\$ 1,365,273	\$ 237,396	\$ 7,856	\$ 6,693	\$ 1,164	\$ -	\$ -	\$ -	\$ -	\$ -							
Single Family Home Purchases	64	\$ 11,316,728	\$ 934,823	\$ 10,381,905	\$ 176,824	\$ 14,607	\$ 162,217	\$ -	\$ -	\$ -	\$ -	\$ -							
Single Family Home Construction	13	\$ 1,762,574	\$ 1,586,450	\$ 176,124	\$ 135,583	\$ 122,035	\$ 13,548	\$ -	\$ -	\$ -	\$ -	\$ -							
Rental Renovations/Construction	0	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -							
Persons Experiencing Homelessness*	160	\$ 1,698,986	\$ 1,155,876	\$ 543,110	\$ 10,619	\$ 7,224	\$ 3,394	\$ -	\$ -	\$ -	\$ 1,055,876	\$ 100,000							
Total	441	\$ 16,380,957	\$ 5,042,422	\$ 11,338,535	\$ 37,145	\$ 11,434	\$ 25,711	\$ 646,870	\$ 1,293,653	\$ 1,946,023	\$ 1,055,876	\$ 100,000							
		100%	31%	69%															
Other Investment	Dwellings	Total Investment																	
Home Repairs for Homeowners	0	\$ -																	
Single Family Home Purchases	13	\$ 2,256,088																	
Single Family Home Construction	38	\$ 5,207,520																	
Rental Renovations/Construction	363	\$ 42,500,000																	
Persons Experiencing Homelessness*	12	\$ 485,000																	
Total	426	\$ 50,448,608																	
		100%																	

* Includes new or renovated dwellings or shelters containing rooms or beds for those experiencing homelessness.

Housing Savannah Dashboard: January - February 2022

Total Investments	Dwelling Projections*	Dwellings YTD Status	Total Investment	SAHF/City Investment	Other Investment	Total Average	SAHF/City Average	Other Average	SAHF/City Investment					Participation Percentages			Average Participant Income	
	1055	52	\$ 3,035,230	\$ 572,447	\$ 2,462,783	\$ 8,370	\$ 11,009	\$ 47,361	SAHF Investment	CDBG Investment	CDBG-CV Investment	HOME Investment	HOME-ARP Investment	Other Investment	Minority Participant	Female Participant	Minority Contractor	
City & Linked Investment	Dwelling Projections	Dwellings YTD Status	Total Investment	SAHF/City Investment	Other Investment	Total Average Investment	SAHF/City Average Investment	Other Average Investment	\$ 19,941	\$ 237,006	\$ -	\$ -	\$ -	\$ -	99%	81%	81%	\$22,396
Home Repairs for Homeowners	200	37	\$ 271,917	\$ 256,947	\$ 14,970	\$ 7,349	\$ 6,945	\$ 405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	80%	80%	NA	\$51,639
Single Family Home Purchases	75	5	\$ 1,075,384	\$ 52,500	\$ 1,022,884	\$ 215,077	\$ 10,500	\$ 204,577	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -				
Single Family Home Construction	15	5	\$ 855,934	\$ 263,000	\$ 592,934	\$ 171,187	\$ 52,600	\$ 118,587	\$ 70,000	\$ -	\$ -	\$ 190,000	\$ -	\$ 42,000				
Rental Renovations/Construction	215	0	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Rental Security Deposit Assistance	50	0	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Persons Experiencing Homelessness**	75	0	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
1K-in-10 Property Acquisitions	25	0	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Total	655	47	\$ 2,203,235	\$ 572,447	\$ 1,630,788	\$ 46,877	\$ 12,180	\$ 34,698	\$ 102,441	\$ 237,006	\$ -	\$ 230,000	\$ -	\$ 42,000				
			100%	26%	74%													
Other Investment	Dwelling Projections	Dwellings YTD Status	Total Investment															
Single Family Home Purchases	15	0	\$ -															
Single Family Home Construction	25	5	\$ 831,995															
Rental Renovations/Construction	360	0	\$ -															
Total	400	5	\$ 831,995															

* Projections are estimates for potential number of dwellings and may change based upon funding availability, funding approval, and property owner participation outside the City's control. Additionally, projections for some activities do not occur monthly throughout the year.

** Includes new or renovated dwellings or shelters containing rooms or beds for those experiencing homelessness.

2022 Initiatives Underway

Year-Round Assistance . . .

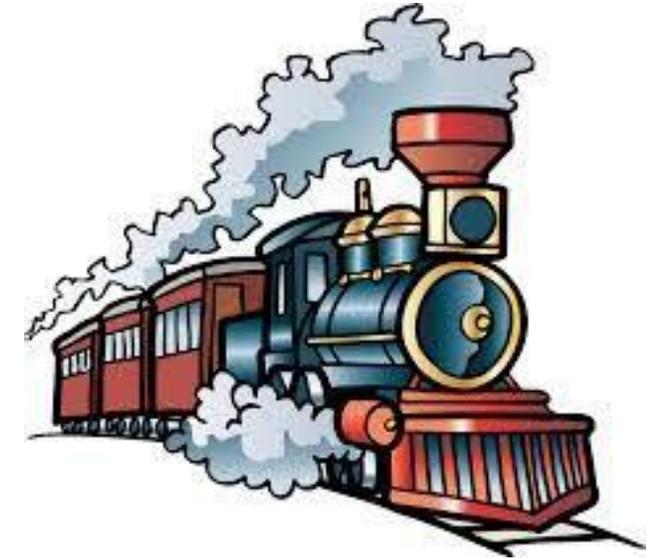
- 37 YTD Home Improvement Projects for Homeowners
- 5 YTD Homes Purchased by First Time Home Buyers
42

Moving Full Steam Ahead . . .

- 27 Savannah Gardens New Houses for First Time Home Buyers
- 6 Savannah Gardens New Houses for Families Experiencing Homelessness
- 40 Dundee Cottages for Persons Experiencing Homelessness
73

Next Up . . .

- 42 Drayton Street Workforce Apartment 9% Tax Credit Application (Spring)
- 88 Heritage Place Apartment 9% Tax Credit Re-syndication & Renovation (Spring)
- 80 Fair Grounds Senior Apartments 9% Tax Credit Application (Spring)
- 187 Hitch-III + Blackshear 4% Tax Credit Application & Bonds (Fall)
- 35 MLK Jr. Blvd Entry Level Workforce Studio Apartments (Fall)
- 36 1K-in-10 District II Blighted Abandoned Houses & Lots Targeted for Acquisition
468





Savannah Gardens

District 3

FY 2022 Budget at Work

27 Houses Under Construction or Starting Soon for First Time Home Buyers

- 11 Pennsylvania Cottages
 - 3 purchased
 - 8 under construction & contract
- 19 Additional Homes Starting Soon
 - 2 Crescent Drive
 - 13 Long Avenue
 - 4 Bolling Street

84 Apartments Nearing Completion

- Phase-VI expected to be ready in April





Savannah Gardens

District 3

FY 2022 Budget at Work

6 New Houses for Families Experiencing Homelessness

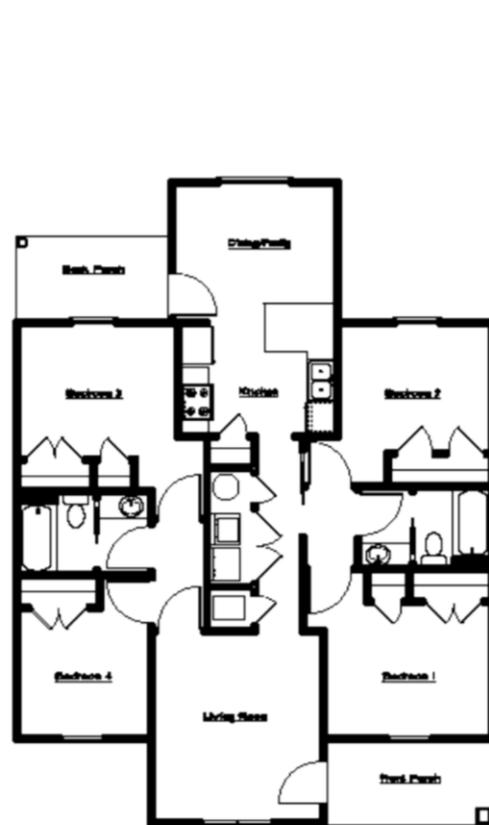
- CHSA Development will provide lots at Savannah Garden for the construction of at least 6 new homes for families experiencing homelessness
- Family Promise will select the families and provide supportive services
- First four houses expected ready for occupancy in August

Council Action Required March 10

- Requires City Council amending One Year Action Plan to include the use of CDBG-CV housing funds to construct new houses for persons experiencing homelessness
 - Construction must be by a HUD approved CBDO
 - CHSA Development is a CBDO

Groundbreaking March 23 at 12:00pm

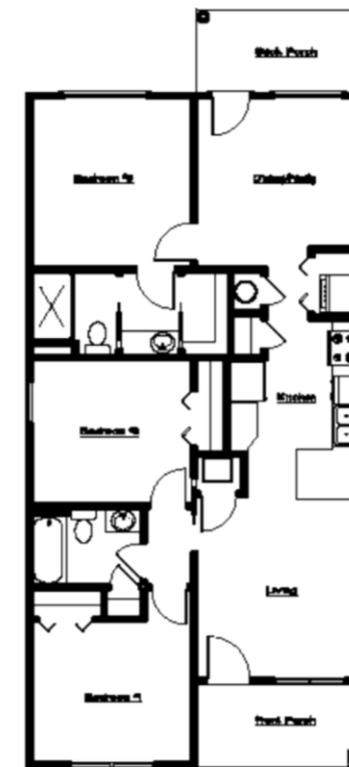
- Vacant lots at E. Crescent Drive and Elgin Street near Savannah High School



PLAN 4BED-24U-18-01050-12006F-A



PLAN 4BED-24U-18-01050-12006F-A



PLAN 4BED-24U-18-01050-12006F-A



Dundee Cottages

District 3

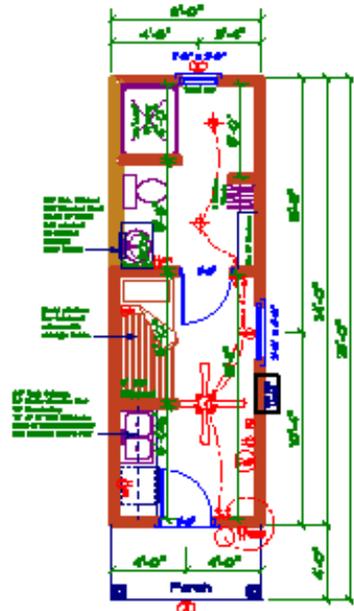
FY 2022 Budget at Work

40 PSH Cottages & Community Facility for Persons Experiencing Homelessness

1. Projected Development Partners & Sequence
 - City (Install Site Infrastructure on City Land—SPLOST)
 - Land Bank Authority (City Transfers Land to LBA with LBA Providing Ground Lease to CHSA)
 - CHSA Development (Oversees Vertical Construction—SAHF/CHSA)
 - Manager/Service Provider (Acquires Vertical Improvements--HOME-ARP)
 - City Retains Ownership of Land via Land Bank Authority
2. Engineering 95% complete
3. Site Work Infrastructure Construction Start Anticipated for Summer 2022
4. Cottage and Community Building Construction Anticipated for March-June 2023
5. Cottage Occupancy Anticipated to Begin in July 2023

Dundee Cottages

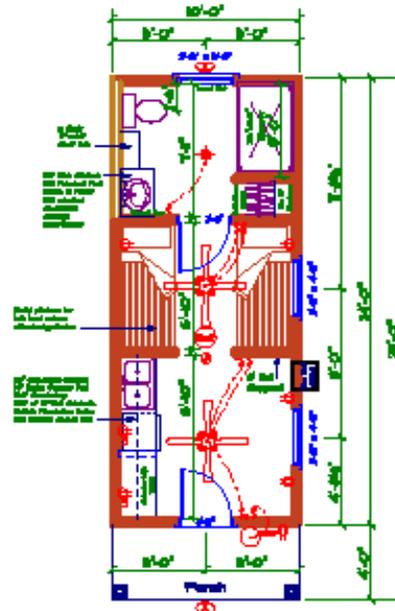
District 3



COTTAGE PLAN "A-HC" - 20'x30' 1/2
 82 SF Living Space (Maximum)
 33 SF Porch



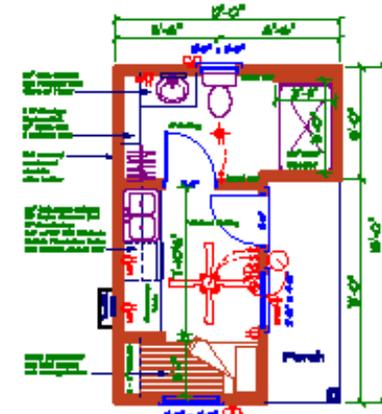
FRONT ELEVATION



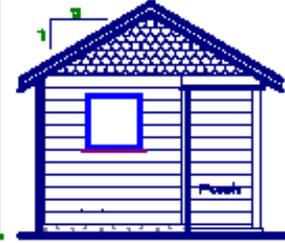
COTTAGE PLAN "B-HC" - 20'x30' 1/2
 240 SF Living Space (Maximum)
 45 SF Porch



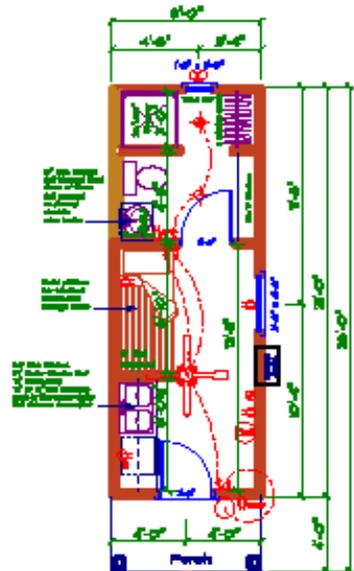
FRONT ELEVATION



COTTAGE PLAN "C-HC" - 20'x30' 1/2
 188 SF Living Space (Maximum)
 46 SF Porch



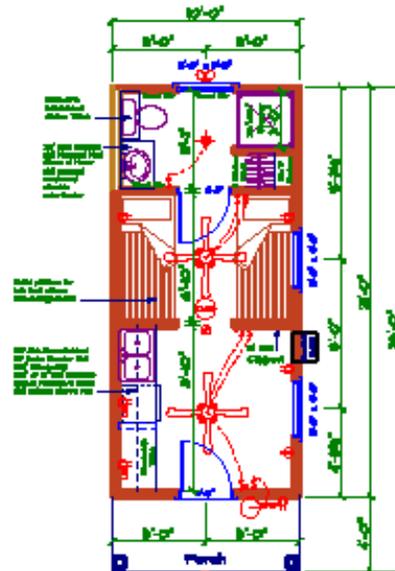
FRONT ELEVATION



COTTAGE PLAN "A" - 20'x30' 1/2
 76 SF Living Space
 33 SF Porch



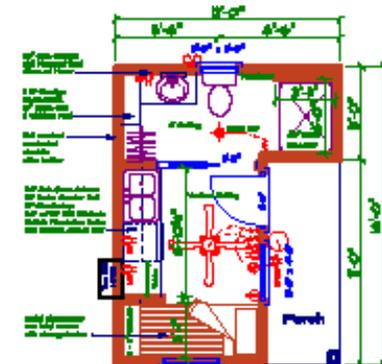
FRONT ELEVATION



COTTAGE PLAN "B" - 20'x30' 1/2
 230 SF Living Space
 45 SF Porch



FRONT ELEVATION



COTTAGE PLAN "C" - 20'x30' 1/2
 188 SF Living Space
 46 SF Porch



FRONT ELEVATION



1700 Drayton 9% Tax Credit Project

District 2
FY2022 Budget at Work

42 Workforce Apartments

- Pinyan/Procida plans 9% **“workforce”** tax credit application in **May**
 - Self Score 67.5 to 68.5 with City support
 - 2021 winning score 63.5
- \$12.9M estimated development costs
- City sold property to Pinyan/Procida Development Group, LLC in 2021

Council Action in April

- Approve SAHF Loan = 1 to 3 Points
- Approve Amendment to the Thomas Square Neighborhood Redevelopment Plan = 5 to 7 Points
 - Amendment to focus on need for investments and policies supporting affordable housing and reducing chances for gentrification

OWNER/DEVELOPER:
Pinyan/Procida Development Group

ARCHITECT:
Gunn Meyerhoff Shay Architects
1715A Abercorn Street
Savannah, GA 31401
Contact: Patrick Shay
www.savannaharchitects.com

CIVIL ENGINEER:
Coastal Civil Engineering
3001 1/2 River Drive
Thunderbolt, GA 31404
912.232.8402
coastalcivil.com

STRUCTURAL ENGINEER:
Seasay Engineering
400E Johnny Mercer Boulevard
Savannah, GA 31410
912.598.8255

MEP/FP ENGINEERS:
Method Engineering Group
2 E Bryan St #1500C
Savannah, GA 31401
912.563.1811
methodeg.com

LANDSCAPE ARCHITECT:
Mandel Design, LLC
Savannah, GA 31401
Contact: Tanya Mandel
912.680.9874
mandeldesignllc.com

SHEET LIST		SHEET LIST	
Sheet No.	Sheet Name	Sheet No.	Sheet Name
0000	COVER SHEET	A000	ARCHIT. SITE PLAN
0001	CONTEXT MAPS	A101	LEVEL FLOOR PLAN
0002	CONTEXT INFORMATION	A102	LEVEL 2 FLOOR PLAN
0003	CONTEXT IMAGES	A103	LEVEL 3 FLOOR PLAN
0004	3D VIEWS	A104	ROOF PLAN
0005	2D VIEWS	A201	ELEVATIONS
0006	3D VIEWS	A202	ELEVATIONS
0007	GENERAL DRAFT PLAN	A301	ELEVATIONS
		A302	COURTYARD ELEVATIONS
		A303	1700 ELEVATIONS
		A304	BUILDING SECTIONS
		A305	

CORNER OF 33RD STREET AND DRAYTON

1700 DRAYTON STREET
MIXED USE: APARTMENTS AND COMMERCIAL

GMSHAY

1715A Abercorn Street
Savannah, Georgia 31401
P: 912.680.1101
www.gmsbay.com

1700 Drayton Street
Savannah, GA 31401

G000
10/20/2021



Heritage Place Apartments 9% Tax Credit Project

District 1

88 Affordable Apartments Preserved

- Mercy Housing plans 9% “preservation” tax credit application in **May**
 - Self Score 49 seeking to boost to 50 or 51
 - Mercy reports this is competitive for “preservation” applications
- \$15.7M estimated new investment to improve property and preserve affordable housing
- Historic Charity Hospital & Florance Street Elementary School originally renovated in early 2000s

Council Action in April

- May need Council support to help strengthen application.





Fair Grounds 9% Tax Credit Project

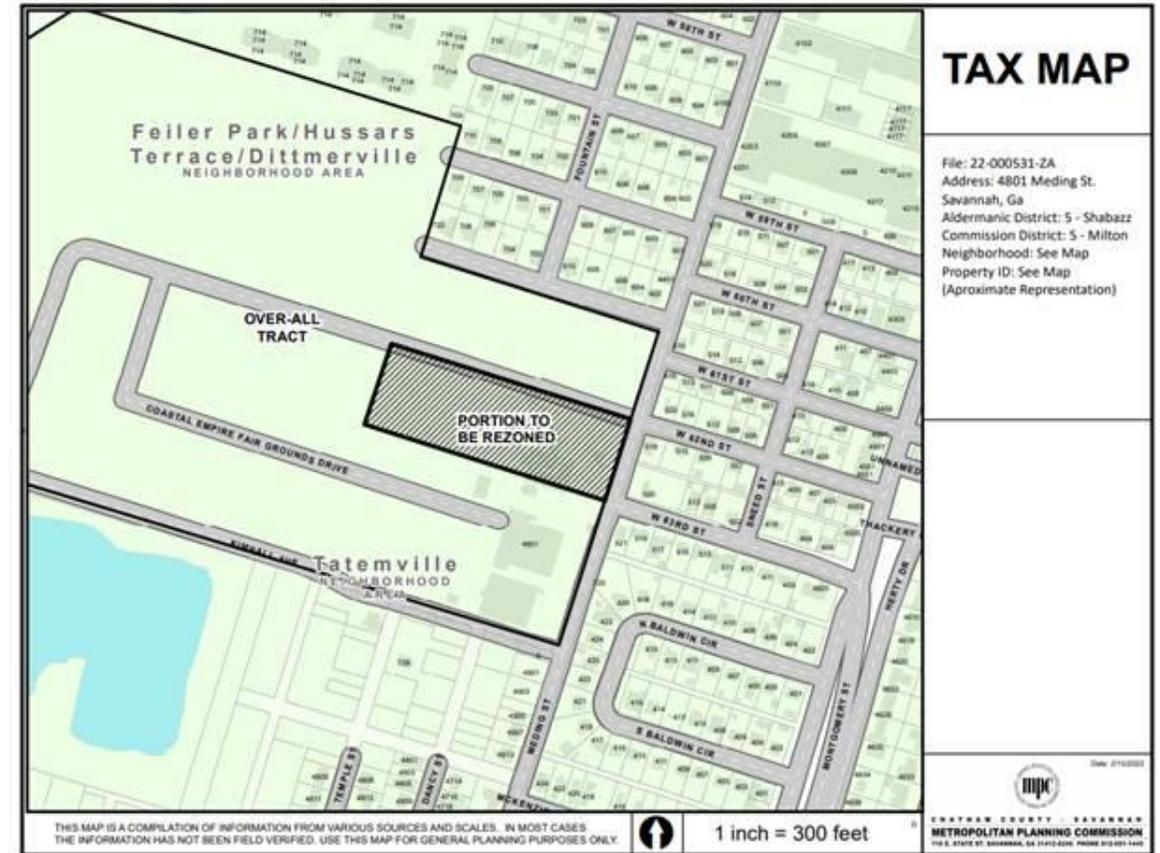
District 5

80 Senior Apartments

- WHGross/P3 Developer plans 9% “senior” tax credit application in **May** if Developer can meet DCA Site Control and other requirements
 - Self Score 65 to 70 with City support
 - 2021 winning score 63.5
- \$15.5M estimated development costs for apartments
- City working to finalize overall P3 agreement in 2022

Council Action in March & April

- Approve zoning for tax credit land parcel (March 24)
- Approve Amendment to the Tatemville Neighborhood Redevelopment Plan = 5 Points (April)
 - Amendment to focus on need for investments and policies supporting affordable housing and reducing chances for gentrification





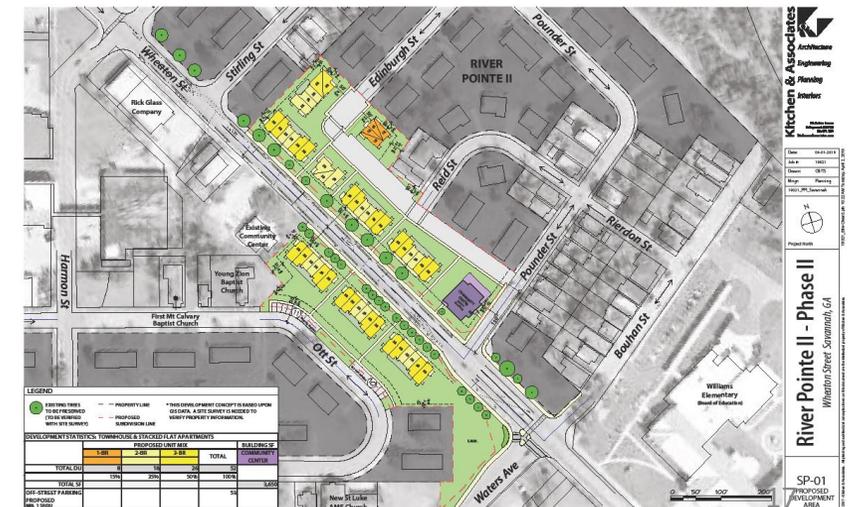
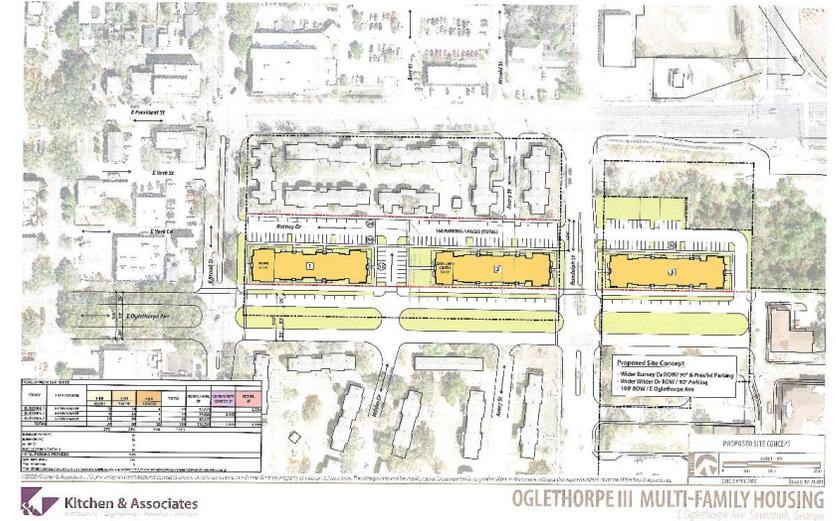
Hitch-III & Blackshear Apartments

4% Tax Credit Project

District 2 and District 3

157 to 187 Affordable Apartments Planned

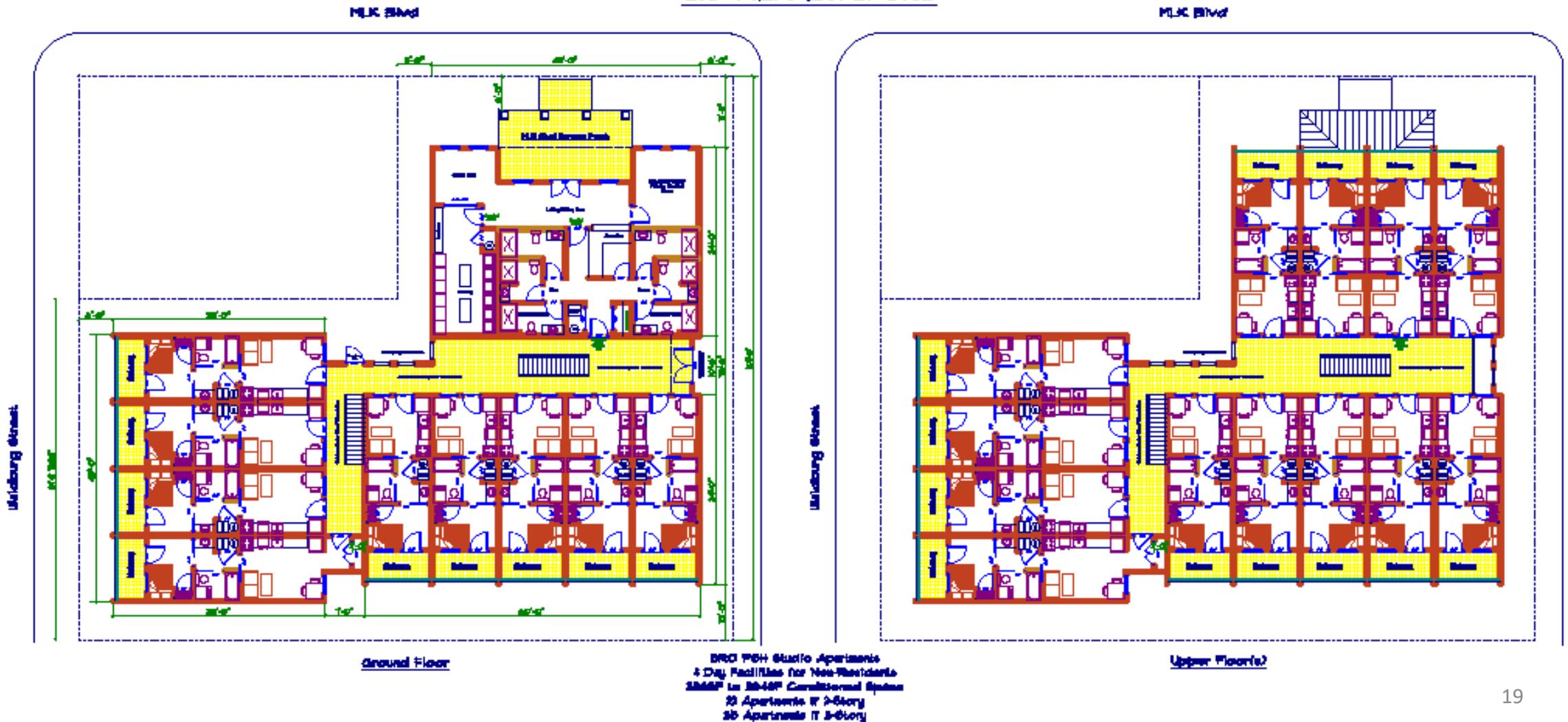
- HAS plans 4% tax credit/bond application to the State when program opens—hopefully this **Fall**
- \$30M+ estimated development cost
- Development will produce 157 to 187 new affordable rental dwellings
 - Hitch Site (104 + 30 Tybee Depot Site if awarded by City to HAS)
 - Blackshear Site (53)
- HAS provides development partner with ground lease so HAS maintains ownership of the land
- City to install public infrastructure including extension of Oglethorpe Avenue Blvd east connecting historic district into new affordable housing development



916 MLK & Adjoining Properties

District 2

916 MLK Blvd Site





Recapping 1K-in-10 Initiative

Poised for Increased Activity in 2022

- \$10M SPLOST funds approved for the acquisition of 1,000+ blighted and abandoned properties in residential neighborhoods over 10 years
- Properties typically acquired using three methods:
 - Arms length purchases from sellers with clear title
 - Tax sale purchases followed by title clearing
 - Eminent Domain purchases, including when:
 - ✓ Properties have, for years, had cloudy title preventing improvement or sale
 - ✓ Properties have been purchased by non-responsive speculator(s)
 - ✓ Properties with an heir(s) or partial owner(s) seeking the City's use of this tool
 - ✓ Properties with a neighborhood association seeking the City's use of this tool
- Chatham County/City of Savannah Land Bank Authority (LBA) an important partner
 - City transfers acquired property to the LBA for marketing and sale or lease
 - LBA has more flexibility in selling or leasing property than City
 - LBA will offer heirs of a City transferred property an opportunity to acquire it with clear title





Chatham County / City of Savannah Land Bank Authority

January 2021 – February 2022 Summary of Activity

8 Properties Acquired

- 2 arms length purchases
- 2 tax sale purchases
- 4 transfers from City

37 Properties Sold/Leased for Development

- 25 to minority owned firms/persons
 - 14 to two female owned firms/persons
 - 11 to four male owned firms/persons
- 2 to non-minority owned firms/persons
- 10 to five non-profit housing organizations

Property Uses

- 31 houses renovated/built for 1st time buyers
- 6 houses renovated/built for rent
 - 2 for families experiencing homelessness

Cumming Street - District 1



Before



After



Chatham County / City of Savannah Land Bank Authority

1237 West 50th Street – Before & After Renovation

District 5



950 Square Feet / 2-Beds / 1-Bath

- \$ 2,205 LBA Paid at Tax Sale in 2016
- \$ 5,850 LBA Paid to Clear Title/Maintenance
- \$ 8,055 LBA Costs
- \$ 8,100 LBA Sold to Minority Developer
- \$177,000 Development Cost/Sale Price

Chatham County / City of Savannah Land Bank Authority

Land Bank Properties
For Sale

City of Savannah
Properties for Sale

Request For Proposals
(RFP)

Side Lot Program

Board Meeting Schedule

Home > Government > Chief Community Services Officer > Housing and Neighborhood
Services > Land Bank Authority

Land Bank Authority

About the Land Bank

The Land Bank Authority was created through an intergovernmental agreement between the City of Savannah and Chatham County. Organized and operating under the state laws of Georgia, the Authority is a separate entity created to acquire vacant, abandoned, blighted, tax delinquent properties and assist in the return of the properties to a productive use.

The Authority works in a collaborative effort with local government, neighborhood



Chatham County/City of Savannah
LAND BANK AUTHORITY, INC.

Contact the Land Bank Authority if you would like to:

- Acquire property for the renovation or new construction of housing affordable to persons with modest incomes. *
- Donate or sell your vacant, blighted, residential property in Savannah to the Land Bank. *

Visit our website:

www.savannahga.gov/landbank

OR

CALL: 912-652-3846

for more information about the Land Bank, available properties,
and requirements for acquiring property. *

Certain restrictions apply.

Two ways the LBA advertises available property to interested persons

1. Maintains a website identifying available properties and property sale/development requirements.
2. Advertises in the Savannah Morning News (Sunday) and the Tribune (Wednesday) the first week of each month.

Eminent Domain Acquisition Status

Status

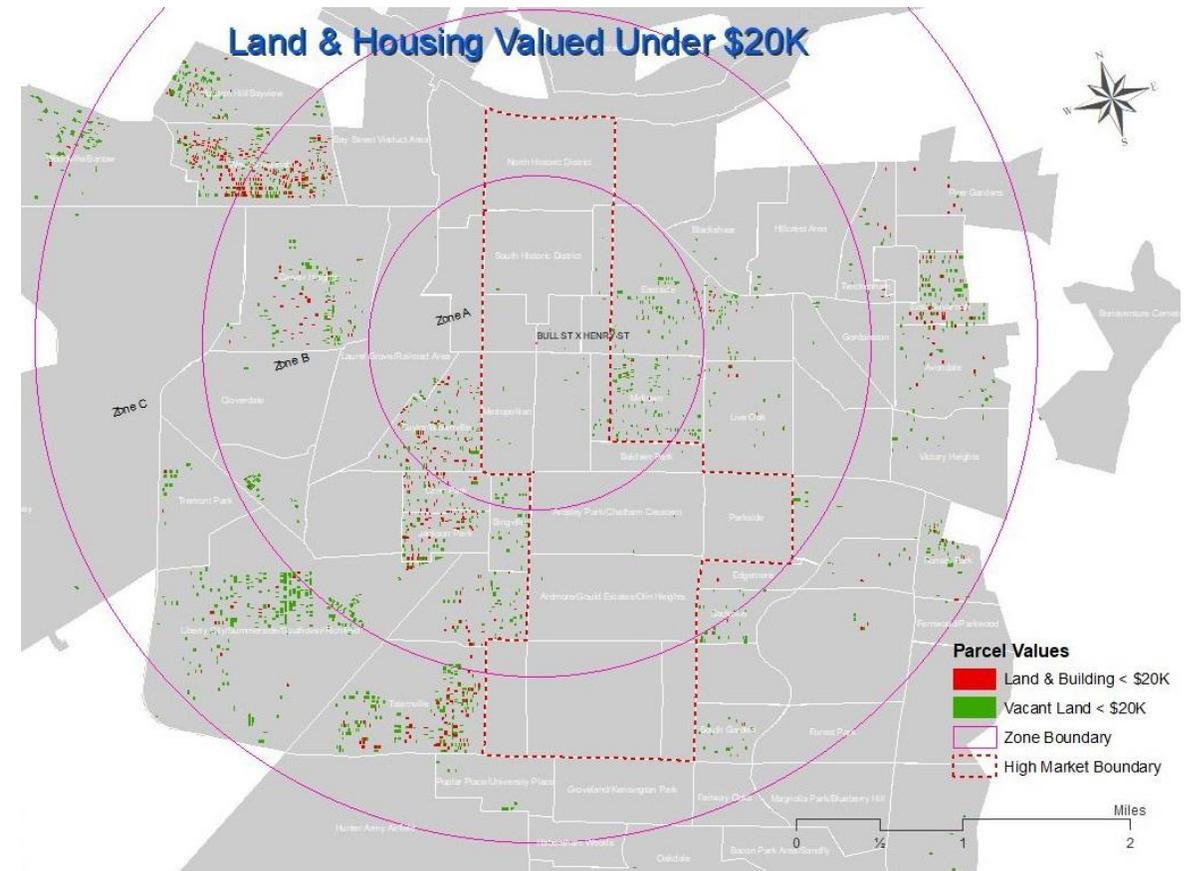
- 2021 Results: 4 acquired; none with ED
- 2022 Goal: 25 acquired properties
- 36 blighted, abandoned, properties identified in District 2 being prepared for the eminent domain process
 - 24 blighted abandoned houses
 - 12 blighted abandoned lots
- Eminent domain takes about 12-15 months and includes 2 Superior Court hearings

Steps

- **Step 1: Blight Data Collection**
- Step 2: Notices Sent to Owners/Heirs
- Step 3: City Council Public Hearing
- Step 4: Superior Court Hearing #1
- Step 5: Superior Court Hearing #2
- Step 6: Acquire Property
- Step 7: Remove Blight
- Step 8: Transfer Property to LBA
- **Step 9: LBA Offers Property to Heir(s)**
- Step 10: LBA Transfers Property
- Step 11: Housing Built/Renovated

2,591 Blighted Properties
Likely Within 3
Miles From
Intersection of
Bull & Henry
Streets

- 75% Lots
- 25% Houses



2023 Prospective Sites with Housing Potential

- Dawes Avenue
- Powder Magazine Site near Ogeechee Road and Chatham Parkway
- 785 & Adjoining Stiles Avenue Across from Arena / Water Works Site
- Louisville Road/Dooley Avenue
- New Funding for Strategic Properties, Motels and NOAH Acquisitions
not currently owned by the City

HOMESTEAD EXEMPTIONS

- Chatham County residents are allowed to claim one homestead as their primary residence
- Must own and occupy the property
- Rental property is not qualified
- Applicant name must appear on title
- Applications are accepted by Chatham County Board of Assessors:
 - In person at 222 W. Oglethorpe Ave. Ste. 113
 - Online at www.chathamtax.org
- Application deadline is April 1st

What's needed?

- Valid Georgia Driver's License or Georgia ID Card
- Registration for vehicles owned by the registered in the name of the applicant

Staff may also request:

- Prior year utility bill
- Chatham County Voter's Registration card

HOMESTEAD EXEMPTIONS

- **Types of Exemptions**

- Stephens-Day Exemption
- Regular Exemption
- Special Chatham County
- Senior County Exemption
- Senior School Exemption
- Disabled Veteran
- School Disability
- Surviving Spouse
- Spouse of Peace Officer or Firefighter Killed in the Line of Duty

- **Coordinate with Chatham County Board of Assessor and Human Services**

- Neighborhood Coordinators
- Social media



www.boa.chathamcounty.org