



C.A.P.E.R.

Consolidated Annual Performance and Evaluation Report

Annual Report on the Housing and Community Development Plan for 2022
Incorporating:
Community Development Block Grant Grantee Performance Report
HOME Annual Performance Report
Emergency Solutions Grant Annual Performance Report

March 30, 2023

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Utilizing Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnership (HOME) funds the City of Savannah, its subrecipients and partner agencies made substantial progress in accomplishing the goals outlined in the 2018-2022 Housing Community Development (HCD) plan. The following are key accomplishments of the City's programs in 2022:

Economic Development

- 17 business assisted with loans.
- 4 new jobs created, and 7 jobs were retained through small business loans, and microbusiness loans.

Public Services

- 173 residents benefited from an array of social services.
- 119 program participants of the Moses Jackson Advancement Center and Pennsylvania Avenue Resource Center received various services aimed at poverty reduction.

Workforce Development

- 305 unemployed or underemployed low and moderate income persons received job readiness and workforce training.

Homelessness

The community received \$3,563,992 in 2022 HUD Supportive Housing Grants for ten homeless programs.

- According to the Chatham-Savannah Authority for the Homeless (CSAH), lead agency for Savannah-Chatham County Continuum of Care, the 2022 homeless count was 5,613. Area agencies awarded 2022 ESG funds served 1781 homeless persons. (Note: numbers are duplicated)

Housing

Housing For The Homeless

- The City of Savannah is a participating community in the House America initiative with a housing creation goal of 121 units of housing complete and in the development pipeline for persons experiencing homeless. Cares Act Funding will create 38 units and local resources are committed for 83 units, most of them permanent supporting housing. 56 of these units were broke ground during 2022.

Affordable Homes For Ownership

- HOME funded single family construction by Community Housing Development Organizations and for-profit builders completed and sold 14 single family dwellings and broke ground on 9 new projects in 2022.

Land Banking And Blight Reduction

- The City of Savannah has committed \$10 million to acquire 1000 vacant and abandoned lots and buildings over the next 10 years in partnership with the Savannah-Chatham Land Bank Authority. During 2022, the Land Bank acquired 33 vacant and blighted properties for redevelopment and sold 22 properties for redevelopment or rehabilitation as income-restricted housing.

Home Buyer Programs

- 35 low- and moderate-income households achieved the dream of homeownership through City of Savannah home buyer assistance programs.
- Infill development completed and sold 14 new, high-quality single-family homes during the year. Gap financing was committed for development of 9 new single-family homes to start construction.

Home Repair Programs

- 214 low-income homeowners were assisted the through Housing Department's home repair programs. This includes 205 home repairs to owner-occupied dwellings and 9 Code Corrections for Elderly home repair project.
- An additional 8 moderate-income households (less than 100% AMI) located in the Neighborhood Revitalization Strategy Area were assisted.
- Non-federal funds were used to assist 1 middle-income household with home repairs.

Rental Repair Programs

- Two single family rental repairs were completed in 2022 with non-federal funds Multifamily Affordable Rental Housing

Heirs Property And Will Programs

- Many single family homes in the City of Savannah have cloudy title because owners of record often pass away without a will. In many cases, heirs to these properties never probate the estate or clear title to the property. As a result, these properties often become blighted, unmarketable, and unrepairable.
- To address the problem of “heir’s property,” the City of Savannah provides funding to Georgia Legal Services, a community non-profit, to assist householders in preparing wills and clearing title. Eighty-five (85) participants in the City’s home buyer programs and owner occupied repair program are referred to Georgia Legal Services for consultation and will preparation.
- In 2022, this program assisted 7 families with title cases and prepared 35 wills.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	586	117%	100	76	76%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$1,840,500	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	300	230	77%	60	35	60%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME & NSP: \$1,108,351	Homeowner Housing Added	Household Housing Unit	50	67	134%	10	14	140%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	300	230	77%	60	35	60%
Business Development	Non-Housing Community Development	CDBG: \$ / Non CDBG Program Income (Section 108 Program): \$	Businesses assisted	Businesses Assisted	75	88	117%	15	17	113%
Homelessness	Homeless	CDBG: \$ / ESG: \$196,710	Homeless Person Overnight Shelter	Persons Assisted	4000	3600	75%	1395	1297	90%
Homelessness	Homeless	CDBG: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	775	858	101.8%	155	0	0%
Public/Human Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	670	909	109%	134	173	136%
Quality Housing	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit -Rent units constructed	Housing Assisted	300	1097	366%	60	100	167%
Quality Housing	Affordable Housing	CDBG: \$ / HOME & NSP: \$1,108,351	Homeowner Housing Added (Single Family)	Housing Unit	50	67	134%	10	14	140%
Quality Housing	Affordable Housing	CDBG: \$309,093 / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	500	884	177%	100	221	221%

Workforce Development	Non-Housing Community Development	CDBG: \$165,500 / Non CDBG Program Income (Section 108 Program): \$	Jobs created/retained	Jobs	125	101	81%	17	11	65%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Savannah identified six priority areas in its Consolidated Plan. The following summarizes the City’s progress in meeting the 2018 -2022 HCD Plan goals:

Goal: Affordable Housing:

CDBG funds are primarily targeted to home repairs of owner-occupied homes. The Minor Home Repair program delivered improvements to 214 owner-occupied homes of income-qualified households below 80% of the AMI in 2022. Basic repairs such as a new roof, assist low-income households to maintain occupancy of their home. Other maintenance, such as exterior paint, reducing the blighting effect of deferred property maintenance while also improving habitability of the dwelling. 9 of these were households referred to the program to remediate housing code violations. 52 home repairs included both CDBG and non-federal assistance in the form of volunteer labor. In all, \$1,039,663 of CDBG funds leveraged \$1,096,484 of local funds and volunteer labor to assist 249 total households, including 8 households in the designated Neighborhood Revitalization Strategy Area with incomes between 80% and 100% of the AMI for Savannah.

The home repair program is notable for serving households most in need: 82 Extremely Low-Income households (earning less than 30% of the AMI), 98 Very Low-Income households (earning between 30% and 50% of the AMI), 60 Low Income Households (earning between 50% and 80% of the AMI), and 8 Moderate Income households (earning between 80% and 100% of the AMI located in the Neighborhood Revitalization Strategy Area). The racial composition of assisted households reflects the disproportionately greater need of African Americans in Savannah with assistance provided to 211 Black households and 9 White households. Additionally, seniors over sixty-five years are represented in 171 of assisted households and 156 households have female head of households. A total 884 minor home repairs have been completed for income-qualified households to date, which is 177% of the five-year goal.

In 2022, 35 low- and moderate-income households achieved the dream of home ownership through the City’s DreamMaker down payment program. \$1,840,500 of HOME funds were deployed as deferred loans to assist 35 income-qualified households, leveraging \$5,390,096 in private mortgage financing. Another 9 households were assisted with non-federal funds only. In all, 44 low-, moderate-, and middle-income households benefitted from City of Savannah’s down payment assistance programs. 10 of these households were assisted by Employer Home Purchase programs, and 1 assisted by Habitat for Humanity. Two new homeowners converted a Housing Choice Voucher to assist with home ownership. African Americans represented 29 of HOME-assisted households, 3 were Multi-race/other, one Asian, and 2 White. Females were head of 12 HOME-assisted households, 4 households headed by seniors 65 years and older.

Goal: Quality Housing:

The City of Savannah’s strategy for Quality Housing is focused on new single family and multi-family housing built to standards that are “above code.” In Georgia, LIHTC development with 9% tax credits are required to meet EarthCraft Standards for healthy, durable, and energy-efficient housing. Similarly, the City of Savannah Housing and Neighborhood Services Department specifies green-built construction standards for new single-family dwellings financed with HOME program funds.

City Housing Infill Programs provided \$649,728 in construction financing with HOME funds to leverage an

additional \$258,288 of financing to construct 14 new single-family homes sold in 2022. Gap financing was committed for the construction of 9 new homes by CHDOs, Habitat for Humanity, and builders committed to producing quality, affordable homes. LIHTC development in Savannah yielded 88 units of new multi-family rental housing constructed to EarthCraft green building Standards.

Goal: Business Development:

During the 2022 program year, the City of Savannah through its partner agencies, provided loans to 17 businesses using CDBG funds, 4 new jobs were created, and 7 jobs were retained through small business loans, and micro-business loans. City-funded loan programs allowed for creation/retention of 11 full-time jobs in 2022 for low to moderate income persons.

Goal: Workforce Development:

In 2022, the City of Savannah and sub-grantees enhanced the job readiness and workforce skills of 305 unemployed or underemployed low and moderate income persons, including out-of-school youth, persons with disabilities, the homeless, and persons with a history of substance abuse or incarceration. The WorkSource Development Board served 204 adults and dislocated workers and 101 youth who resided in the City of Savannah.

Goal: Fair Housing and Special Needs:

The City hosted a *Fair Housing Block Party* at the Pennsylvania Avenue Resource Center (PARC), 425 Pennsylvania Ave. Fourteen vendors participated and provided information and resources about their services. Georgia Legal Services, Living Independence for Everyone (L.I.F.E.), City of Savannah Code Enforcement, the Economic Opportunity Authority and the Neighborhood Improvement Association hosted information sessions on landlord and tenants' rights and responsibilities, ADA rights in the residential Setting and Code Compliance ordinances.

Beginning in April, three electronic billboards and two poster billboards advertised fair housing ads provided by HUD's Office of Fair Housing and Equal Opportunity (FHEO). According to the after action report provided by the advertising company, based on traffic counts, the ads provided over 3 million opportunities to be viewed by the public.

The Housing Savannah Task Force (HSTF) was created in 2020 to develop a comprehensive action plan that resulted in these five strategies adopted by the Savannah City Council October 14, 2021 for implementation over a ten year period.

1. Increase Community Wide Awareness, Support and Education for Housing Savannah.
2. Increase and Sustain Housing Improvement, Construction and Retention Activity to Benefit 15,000 Household by 2032.
3. Increase and 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 and Federal Housing Policy and Legislation.

Additionally, the City's actions with CARES Act and HOME-ARP funding is creating approximately 38 units of Permanent Support Housing (PSH) for households experiencing, or at risk of, homelessness. Also, the City and its housing partners are using local resources in hand to acquire approximately 83 additional units of Permanent Supportive Housing in 2023 and 2024.

The HOPWA program provided shelter to 146 people and another 160 were served through the Continuum of Care program.

Goal: Homelessness:

The Chatham-Savannah Homeless Authority (CSAH) provides public service activities benefiting homeless persons, to include street outreach and case management of the Permanent Supportive Housing Program. The CSAH through its street outreach (PATH and Street Outreach), had contact with 1,282 people experiencing homelessness. Through Savannah’s COC (out-stationed case managers) shelter was provided to 968 individuals in 2022. This is an unduplicated count provided by the Homeless Authority. A duplicated count of services, including shelter, provided to homeless individuals is provided within this document.

CDBG-CV Accomplishments:

The City of Savannah received supplemental allocations of \$1,360,248 in Community Development Block Grants (CDBG-CV) (Round 1) and \$1,234,796 (Round 3) totaling \$2,595,044 of CDBG-CV funds as authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES), Public Law 116-136, to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19). The City’s CDBG-CV funds were included as a Substantial Amendment to the FY2019 One Year Action Plan, and further amended for reprogramming of funds through a FY2022 Substantial Amendment.

CDBG-CV funds have been used for new construction of housing in response to overcrowding, and homelessness associated with the coronavirus spread. The total number of Savannah Gardens single-family homes completed in 2022 was four (4); total expenditure in 2022 was \$619,420. None of the CDBG-CV projects triggered Section 3.

As community COVID-19 transmission levels decline, the CDC Guidance recommended long term solutions to reduce crowding in shelters and to ensure protective housing remains in place such as creating a “plan for how to connect clients to housing opportunities after they have completed their stay in these temporary sites.” The guidance further stated that facilities with high proportions of clients who are more likely to get severely ill from COVID-19 should maintain facility-level prevention measures even as case counts decline.”

In response to the CDC’s guidance to create “overflow sites to accommodate shelter decompression (to reduce crowding) and higher shelter demands”. The City of Savannah’s long term plan for a sustainable approach to infectious disease prevention and response to COVID-19 is the construction of additional Public Supportive Housing including the construction of at least twelve (12) single-family homes at Savannah Gardens for families experiencing homelessness and impacted by COVID-19. To ensure adequate PPR tieback, City of Savannah partner agencies will maintain documentation of each initial client’s COVID-19 impact and the type of interim housing accommodations provided to reduce shelter crowding, i.e. apartments/extended stay lodging. Only initial clients with documented COVID-19 impact and demonstrated need will be transitioned into long-term CDBG-CV-assisted housing.

IDIS#	CDBG-CV Activities	Total Amount Expended in 2022	Percentage Completed
3362	251 Crescent Street	\$137,970	50%
3363	253 Crescent Street	\$182,400	75%
3364	255 Crescent Street	\$184,550	75%
3365	257 Crescent Street	\$114,500	50%

HOME-ARP – Acquisition only

No activities as of March 30, 2023.

The City of Savannah was allocated \$3,100,743 of federal funds appropriated under section 3205 of the American Rescue Plan Act of 2021 (ARP) for the HOME Investment Partnership Program (HOME) to provide homelessness assistance and supportive services to eligible populations within the city limits of Savannah. The City's HOME-ARP Plan was included as a Substantial Amendment to the FY2021 One Year Action Plan, and has been approved by HUD. The City provided notice to its citizens, encouraged participation during development of the plan and provided reasonable notice and opportunity to comment. The City consulted with agencies and service providers serving HOME-ARP qualifying populations to identify unmet needs and gaps in housing or service delivery systems as a basis for the HOME-ARP Plan.

The City's HOME-ARP funds are planned for acquisition of 32 newly constructed permanent supportive housing primarily to benefit individuals and families who are homeless, at risk of homelessness, or other vulnerable populations (Qualifying Populations) as defined by HOME-ARP.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	112	15	591
Black or African American	361	61	1148
Asian	0	0	14
American Indian or American Native	0	0	22
Native Hawaiian or Other Pacific Islander	0	0	6
Total	473	76	1,781
Hispanic	0	2	66
Not Hispanic	0	74	1715

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

IDIS Report PR-23 – CDBG Summary of Accomplishments reports nine (9) persons classified their race as Other Multi-racial. Therefore, the actual total count for 2022 is 482 with 473 showing in assigned categories in Table 2 above.

Local data provided by ESG-funded agencies reflects 1,781 total served in the assigned race categories in Table 2 above, with sixty-six (66) persons classified as Hispanic.

IDIS Report PR-23 – HOME Summary of Accomplishments reports 78 persons assisted. The actual total HOME count for 2022 is 76 with two (2) persons classified race as Other Multi-racial. Therefore, the HOME actual total count for 2022 is 78 with 76 showing in assigned categories in Table 2 above.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	2,538,841	2,229,990.46
HOME	HOME	1,419,718	1,277,096.13
HOPWA	HOPWA		
ESG	ESG	196,710	138,069.42
General Fund	General Fund	0	
LIHTC	LIHTC	0	
Other	Other	0	

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG TARGET AREA	14%	61%	137 of 223 Repairs
CITY OF SAVANNAH NRSA	86%	52%	117 of 223 Repairs
OVERLAP TARGET & NRSA		43%	97 of 223 Repairs

Table 4 – Identify the geographic distribution and location of investments

Narrative

In the development of the City's 2022 One Year Action Plan, almost all planned activities were located within and targeted to the residents of the City's predominantly low- and moderate-income census tracts. Compared with the city as a whole, the local target area has a significantly older housing stock, a greater population of renter households, generally low adult education levels, and higher proportions of non-family households or individuals living alone. In addition to a high level of identified need, these areas have a high level of opportunity for rehabilitation, reinvestment, and revitalization.

During the 2022 program year **98.05%** of all CDBG funds expended on planned activities benefitted low- and moderate-income persons. These investments were aligned with housing, homelessness and economic development needs, blight reduction, and human services directed at poverty elimination.

See attached 2022 City of Savannah Housing & Community Development Target Areas Map, which shows the location of the sub-recipient agencies providing services in the CDBG Target Area and the City's NRSA.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Savannah Housing Department uses Community Development Block Grant (CDBG) and HOME program funding to leverage other public and private resources. The minor home repair program leveraged volunteer labor, valued at approximately \$3000 per project.

The City of Savannah significantly increased leveraged funds during 2022 with a noteworthy investment in the local housing trust fund (Savannah Affordable Housing Fund), committing a \$7 million investment during 2022.

Infill single family housing programs leverage HOME funds with waived utility fees and investments from the local housing trust fund, land bank authority, volunteer labor, cash and in-kind contributions. Down payment assistance programs leverage significant mortgage funds from private banks..

In all, the City of Savannah infill housing activities generated of match funding \$863,054 from the housing trust fund, material donations, waived fees and in-kind donations for 2022. This leverage is a 14-fold increase from the 2021 program year leverage of \$60,689. HUD waived match requirements for the 2021 program year and the match reported in form 40107-A will carry forward for future use.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	3,630,625
2. Match contributed during current Federal fiscal year	863,054
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	4,493,679
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	4,493,679

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
611 Pennsylvania Av	10/5/2021	58,176	3,000			2,500		63,676
623 Pennsylvania Av	10/5/2021	76,290	3,000			2,500		81,790
239 Crescent Av	12/31/2021	110,668	3,000			2,500		116,168
609 Pennsylvania Av	10/25/2021	58,218	3,000			2,500		63,718
619 Pennsylvania Av	10/25/2021	71,126	3,000			2,500		76,626
613 Pennsylvania Av	10/25/2021	72,672	3,000			2,500		78,172
625 Pennsylvania Av	10/25/2021	79,228	3,000			2,500		84,728
1206 Sherman Av	4/11/2022	48,338	3,000					51,338
11 Albion St	1/10/2022	35,000	3,000					38,000
9 Albion St	1/10/2022	35,000	3,000					38,000
1202 Sherman Av	10/25/2021	48,338	3,000					51,338
1526 Stratford St	9/30/2021	35,000	3,000					38,000
268 Ferrill St	9/20/2021	35,000	3,000					38,000
245 McIntyre St	3/29/2022	35,000	3,000					38,000
142 Darling St	4/21/2022		3,000			2,500		5,500

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$1,383,369	\$2,163,689	\$909,606		\$2,637,452

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$1,492,640			\$1,379,040		\$113,600
Number	15	0	0	14	0	1
Sub-Contracts						
Number	108	0	0	59	0	49
Dollar Amount	934,659	0	0	584,327	0	350,332
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	1,492,640	203,840	1,288,800			
Number	15	2	13			
Sub-Contracts						
Number	108	4	104			
Dollar Amount	934,659	14,000	920,659			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	12
Number of Non-Homeless households to be provided affordable housing units	120	139
Number of Special-Needs households to be provided affordable housing units	0	0
Total	120	151

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	155	0
Number of households supported through The Production of New Units	70	104
Number of households supported through Repairs of Existing Units	100	251
Number of households supported through Acquisition of Existing Units	60	44
Total	385	399

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Housing program outcomes exceeded goals in 4 out of 5 objectives during 2022, only falling short by one household in meeting the fourth objective, provision of down payment assistance. Production of affordable housing units to non-homeless households exceeded the goal by 19 units and production of new single-family dwellings for owner-occupancy exceeded the goal by 40%. Repairs of existing, owner-occupied homes exceeded the goal by 121%. Acquisition of existing units during 2022 declined over the prior year due to rising interest rates. Down payment assistance is the only program priority not achieve the five-year HCD plan goal at 77% of the five-year goal.

New production of affordable single-family housing in the central city has been severely limited since the 2008 global financial crisis with few home builders producing affordable housing units. Supply chain issues and surging home-buyer demand during the COVID pandemic has increased home prices and limited supply, disproportionately impacting low and moderate-income households.

Discuss how these outcomes will impact future annual action plans.

The challenge for 2023 continues to be sufficient production capacity in the single-family housing program area and few ready sites for infill development. The housing supply-demand imbalance is likely to continue in 2023 while interest rates will rise from historic lows. The City of Savannah is addressing these barriers with an acquisition program in partnership with the Chatham-Savannah Land Bank Authority, which provide 10 sites for single family homes and acquired 33 vacant and blighted properties during 2022 and will return those to the market after title clearing.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income (Under 30% AMI)	82	0
Very Low-income (30% to 50% AMI)	98	5
Low-income (50% to 80% AMI)	60	30
Moderate-income (80% to 100% AMI) NRSA	8	0
Total	248	35

Table 13 – Number of Households Served

Narrative Information

The number of households served (Very Low-income 30% to 50% AMI) not listed in table above, includes CDBG total 98 and HOME total 5 Therefore, the CDBG Actual count is 248 and HOME Actual count is 35.

The home repair program delivered program services to 248 owner-occupied households with incomes below 80% AMI, or 100% of AMI if located in the Neighborhood Revitalization Strategy Area, totaling of 330 persons. Savannah’s down payment and programs assisted 35 households with incomes below 80% of the AMI with a total of 76 persons during the 2022 program year.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Chatham-Savannah Authority for the Homeless (CSAH), the City of Savannah's Continuum of Care lead agency, reported the following progress in reaching out to homeless persons and accessing their needs: CSAH, through its street outreach (UCM and PATH), contacted 1,282 people experiencing homelessness in 2022; 1,028 were unsheltered. According to CSAH, 38% percent of these individuals accepted referrals and went to emergency shelter, 45% enrolled in RX/detox programs and/or other social service programs. This means that 83% accepted and received documented services of some type. Each person received services on the same day of contact with the outreach worker.

A total of 60 individuals were provided services that allowed them access to permanent housing and assisted them in achieving self-sufficiency.

In 2022, the City issued two RFPs to support unsheltered persons; Union Mission was awarded an allocation from the City of Savannah's General Fund to provide a Day Services Center for a safe, clean space for meeting basic needs, socialization, interaction, respite, and connections to supportive services for individuals experiencing homelessness. The Day Services Center opened December 2022; a total of 91 individuals were provided services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Through Savannah's COC (out-stationed case managers) shelter was provided to 968 individuals in 2022. This is an unduplicated count provided by the CSAH. Area agencies awarded 2022 ESG funds served 1781 homeless persons. (note: numbers are duplicated)

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The CoC lead agency addresses discharge planning from health care institutions and corrections facilities. The health care facilities coordinate with the CoC lead agency to ensure that individuals do not go to the streets or HUD-funded beds. CoC staff meets regularly with hospital personnel to educate them on discharge planning that prevents discharging to homelessness. The Unified Case Management Team, J.C. Lewis Health Care, Curtis V. Cooper, St. Mary's, and Memorial Health University Medical Center work together to provide for the primary health care needs of those who may be indigent and/or potentially homeless. Lack of respite beds in our community continues to be a concern for hospital discharges.

The Unified Case Management Team also acts as the liaison to ensure all discharges have access to local services, most particularly behavioral health treatment and housing. Staff interacts with the community's drug and mental health courts to ensure that proper discharge and placement occur. Housing options for persons exiting correctional institutions are identified before their release; a discharge planning committee meets regularly to discuss the latest information and issues as they relate to discharge planning in the area.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

1. The Chatham/Savannah Continuum of Care (CoC) implemented the Coordinated Entry system in January 2018. The system is a 'one door' entry system that targets chronic homeless persons as top priority for housing. Homeless individuals are referred to the entry location at 761 Wheaton Street in Savannah. Homeless persons and families are then assessed using one of three versions of the Vi-SPDAT. This self-report style assessment is administered by trained CSAH staff and results in a numerical score. Persons with the highest scores are identified as the most needy/difficult to serve and are prioritized for housing or shelter. It should be noted that this HUD requirement while helpful because of its low barrier approach may be problematic given our community-wide shortage of very affordable housing. Our CoC's annual homeless counts (1 person, 1 service, unduplicated), for the past three years include 4,058 persons in 2020, 5,138 persons in 2021 and 5,613 in 2022.
2. In addition, CSAH's collaborative work with various veterans' organizations to keep a by-name list of veterans continues. This group also works to prioritize veterans for housing access. The Cove at Dundee, a CSAH developed and operated veterans housing project broke ground in July 2018 and continues to operate. Thirty-four veterans, two spouses and one partner are housed, and all phases are fully occupied. The final phase, Phase 3/ Village 4 will house 12 additional veterans when it is complete in 2023. It is anticipated that like all other phases, funding for the final phase will be from private sources including individuals, businesses, civic groups, congregations, and foundations. There is a waiting list for this final Phase. Residents pay 30% of their income for rent; the minimum rental amount is \$240 per month for individuals and \$350 per couple with a maximum of \$400. The residents can avail themselves of a range of supportive services.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

As the largest provider of affordable housing in Savannah, the Housing Authority has continued to focus its efforts and resources on improving the quality of its housing stock, not only increasing the pride of existing residents, but also increasing the marketability of units to higher income residents. In addition to improving the condition and availability of housing, the Housing Authority of Savannah (HAS) continues to provide services to enable residents to improve their quality of life. The Housing Authority continues to leverage public and private dollars to develop new mixed-income communities.

HAS continues to convert its traditional public housing portfolio from ACC into a combination of Project Based Rental Assistance and Project Based Voucher units through HUD's Rental Assistance Demonstration (RAD) program. The RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the HAS with access to private sources of capital to repair and preserve its affordable housing assets. HAS is engaging in long-term strategic planning for utilization of the RAD program, with conversions expected in the next several years. Thus far, HAS converted a total of 680 former public housing units to Section 8 PBRA or PBV, preserving affordability and ensuring capital needs are addressed. RAD units are located at River Pointe I and II (the former Fred Wessels Homes and Edgar Blackshear Homes, respectively), Herbert Kayton Homes, Ashley Midtown I, and Sustainable Fellwood I, II, and III. As part of the long-term strategic planning for the repositioning of HAS's public housing inventory, there are plans for the demolition and disposition of units where components are beyond repair, or in situations where disposition and relocation of residents would allow for the development of other properties that could be more efficiently operated. In these cases, residents are eligible to receive relocation assistance under regulations of the Section 18 of the Housing Act of 1937.

Following the approval by HUD and the City of Savannah of a Transformation Plan in 2014, the HAS engaged Hunt Development Group in the revitalization initiatives for communities located in the east side of Savannah (also known as "East Savannah Gateway"). To date, 172 new mixed-income units have been built on the former Robert Hitch Village site. The development, now called The View at Oglethorpe, is composed of two phases that are 80% affordable, therefore being set aside to families earning up to 60% of the Area Median Income (e.g. \$45,360 for a family of four persons living in the Metropolitan Savannah Area, according to HUD's published FY2021 Income Limits). As progression of its revitalization efforts, in December 2017 the HAS completed the rehabilitation of 280 units at the former Wessels and Blackshear Homes sites, now respectively called River Pointe I and II. Undeveloped parcels owned by the HAS are the focus for infill development, which are planned to foster a blend of mixed-income housing and commercial development in the East Savannah Gateway. HAS identified an opportunity to implement a revitalization model in the East Savannah Gateway, and plans were initiated for construction and operations of an Early Learning Center (ELC) on approximately 9 acres of the former Robert Hitch Village site. On January 26, 2022, HUD approved HAS request to lease approximately 9 acres of former Hitch Village land to Chatham County for development of educational and recreational facilities. In October 2022, the County entered into an agreement with East Savannah United, YMCA of Coast Georgia, Live Oak Public Libraries and Goodwill Southeast GA to provide services on site.

The Housing Authority of Savannah has been active in the issuance of bonds to enable the construction and rehabilitation of affordable housing units. Recent bond issuances enabled the financing of 864 new units at Waters at Gateway, The Preserve at Chatham Parkway, Woodlands at Montgomery, and Ogeechee Place, and the financing of 527 renovated units at Westlake Apartments, Ponderosa Forest, SNAP Apartments, and Savannah Summit. All these 1,391 units are available to families earning up to 60% of the Area Median Income.

Besides supporting the creation and preservation of housing units that will serve moderate income

families, the HAS continues to implement measures to promote upward social mobility by increasing the number of working families in public housing communities. This goal is accomplished through the service programs provided to families through the Public Housing Family-Sufficiency (FSS) Program, Resident Opportunities for Self-Sufficiency (ROSS) Program and the HOPE VI Community and Supportive Services Program (created through an endowment for former residents of Garden Homes, the public housing community replaced by Ashley Midtown). These programs provided to public housing residents, along with GED training, Early Childhood Program and Empowerment Program all offer our residents the tools needed to succeed and become active and contributing members of the Savannah community.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

In 2003, the HAS initiated its Homeownership Program (through the FSS Program) and has a dedicated Homeownership Specialist who runs the program and assists individuals who meet eligibility requirements in reaching their goal of homeownership. A plan is tailored to the needs of each participant. Each participant receives in-depth credit counseling and the benefits of a Homebuyers Education Workshop. There have also been several empowering workshops which enable the residents to achieve homeownership: Consumer Credit Counseling, Job Readiness, Resume Writing, Starting Your Own Business, Wealth Management and GED. All residents are offered and encouraged to participate in these exciting opportunities for personal growth.

The Program's success is due to the Homeownership Specialist, who works closely with the prospective homebuyers, guiding them through every step of the process and providing post-counseling to ensure the homebuyer remains in good standing with their mortgage lenders and maintains their homes.

Actions taken to provide assistance to troubled PHAs

Not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The cost of housing and incentives to develop, maintain and improve affordable housing are all affected by public policies. The Housing Savannah Task Force was appointed by the Mayor and Aldermen in 2020 to assess the city's housing needs and develop recommendations for increasing the availability and affordability of quality housing for all households regardless of income. The task force produced the Housing Savannah Action Plan in July 2021. Key policy strategies of the plan include:

Local Government Policy

- Support incentives that help reduce housing repair, renovation, construction, or development costs of affordable housing, including reduced/waived fees and expedited permit and zoning reviews.
- Support, where appropriate and possible, zoning, development standard, licensing, and similar ordinance amendments and/or new ordinances that promote housing affordability, including reduced parking requirements, accessory dwelling units and “missing middle” housing, and revised rooming house policies.
- Evaluate and adopt a development impact fee ordinance with exemption for affordable and workforce housing.

Advocate for change in State Government policy

1. Adopt legislation to create and/or expand dedicated funding for a state housing fund like Florida's SHIP initiative
2. Support lowering population requirement for municipalities interested in establishing Urban Redevelopment Finance Authorities for issuance of Housing Opportunity Bonds
3. Revise legislation to expands the eligible uses of development impact fee revenue to include the improvement, construction, and development of publicly or privately owned affordable housing.
4. Enable rental property licensing and annual inspections of rental housing by local jurisdictions.
5. Adopt “source of income” legislation to prevent landlords from refusing to rent based upon source of income—including not recognizing income subsidies like housing choice vouchers.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The 2022 City of Savannah budget committed \$19.1 million specifically to address homelessness and housing, including:

- \$7 million in additional funding to support the Savannah Affordable Housing Fund
- \$3 million investment in HUD's HOME Partnership Program to fund solutions to reduce homelessness

- \$1.4 million in planned spending through the Community Partnership Program benefitting local nonprofit organizations
- \$500,000 in additional contributions to homelessness support services grants

The Housing Savannah Task Force Action Plan includes the following strategies to overcome obstacles to the unmet needs of low-income and marginalized populations:

- Increase and sustain investments for housing improvement, development, acquisition, and retention by securing \$12.5 million annually for the Savannah affordable housing fund and/or similar funds for housing Savannah activities by 2032.
- Assist 500 or more households annually to avoid eviction, foreclosure, property loss or homelessness by 2032.
- Support, where appropriate, city issued or backed bonds repaid by the city for special housing Savannah activities.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

When funds are available, City of Savannah housing programs offer lead abatement for at-risk households with children in the home. All home repair and rehabilitation programs require participants to read and acknowledge the “Protect Your Family” pamphlet explaining the dangers of lead in the home and how to protect families from lead-based paint hazards. City of Savannah rental and homebuyer programs require lead disclosure for all properties built before 1978.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

During May 2022, the City of Savannah launched the Emerge Job Training Program designed to provide short-term professional development opportunities for high demand and high wage entry level or higher employment opportunities for residents of the City of Savannah. The program provided scholarships to income eligible participants to help defray the cost of tuition, equipment and supplies associated with job certification programs. Certificate level or higher educational and industry recognized credentials were earned by participants to assist them in earning a livable wage further reducing the number of persons living in poverty.

Child Development Associate Program Review (CDA):

- Program Start Date: May 21, 2022
- Number of Cohorts Completed: 2
- Number of Graduates from the program: 37
- Number of Graduates who have received the National CDA Credential: 4
- Number of graduates who have obtained a raise and/or new position due to completing the CDA program: 28

Culinary Kitchen Cook Program Review (CKC):

- Program Start Date: May 30, 2022
- Number of Cohorts Completed: 2
- Number of Graduates from the program: 9
- Number of Graduates who have received Credentials: 9

- Number of graduates who have obtained a raise and/or new position due to completing the CKC program: 1

The City of Savannah funded several programs focused on poverty reduction through the general fund in 2022 to include Step Up Savannah and Neighborhood Improvement Association.

Step Up collaborates with over 130 community partners across the state to focus on poverty reduction initiatives. Step Up programming includes six direct service programs along with education and advocacy. Its approach is research-based, and its focus is on local, regional, and state issues underpinning persistent poverty.

Step Up's programs are strategically aimed across the fifteen census tracts in the city with the highest poverty rates. One of Step Up's capstone poverty reduction programs is a workforce development program, the Chatham Apprentice Program (CAP). On average, CAP assists 200 people annually with gaining skills and sustainable employment. The program is free to city and county residents. The program targets the unemployed and underemployed ages 18-55, assisting them in creating pathways to family-sustaining wages and opportunities for advancement. In addition, CAP's Workforce Development Program is a four-week, 80-hour job skills training program that focuses on employability skills, including conflict resolution, interview skills, teamwork, conflict resolution, and customer service skills.

Participants also gain financial literacy skills, receive 1:1 and group counseling with behavior therapists, participate in nutrition education, work with Georgia Legal Services to review backgrounds, implement record restrictions, and receive coaching on overcoming barriers for any existing justice-impacted employment history. Cost-free hard skills training and credentials available to participants include forklift safety certification, GED Skills Classes, SERV Safe Manager and Handler, CDL, OSHA, EMT Training, Dispatch Trainee, Firefighter, Registered Behavioral Technician, and apprenticeships with local employers, including Starbucks and Seimitsu a technology company. All participants are guaranteed interviews with a network of program employers and receive employment assistance stabilizing themselves in sustainable employment. In 2022, the program continued to provide virtual seats due to child care and transportation barriers. The CAP program increased employer-related partnerships with 24 employers in 2022 such as Southern Crown, Amazon, Walmart, Georgia Ports, Americold, People Industries, FedEx, Shaw Industries, Linear Logistics, EnviroVac Holdings, International Paper, and Wayfair to increase employment placements. CAP continues to assist and sponsor participants through the process to obtain a Transportation Worker Information Credential card (TWIC) for individuals not interested in the previously mentioned pathways and already have their forklift safety certification. To further remove barriers to success, CAP has partnered with Google to increase virtual offerings and skills through online learning platforms. The CAP program also provides transportation assistance and childcare support to participants requiring these aids to sustain employment. In 2022, the Chatham Apprentice Program had a job placement rate of 73% with the average wage for 2022 graduates increasing to \$17.56 per hour.

Additionally, Step Up offers AmeriCorp Vista and Neighborhood Leadership Academy opportunities. As the regional sponsor for the AmeriCorp Vista program, Step Up provides a full-time skilled volunteer for one year of service to social safety net partners across the City to increase the organizational capacity of agencies that serves low-income individuals. In 2022, Step Up's AmeriCorp VISTA program returned \$500,432 to the community through cash and in-kind donations. Further, Step Up provides a free Neighborhood Leadership Academy (NLA) that is offered once a year to established and emerging community leaders to enhance their skills, focusing on advocacy, critical thinking, and problem-solving. NLA prepares graduates to strengthen our community's underserved and unrepresented voices, advocating from self to system. Since its inception, the academy has graduated 241 city residents from the program.

Step Up Savannah also provides direct financial literacy education, public benefits enrollment, and assistance to low-income families and individuals through its Financial Security programming. Overseeing nine other agencies as a Gateway Administrator with the Department of Human Services, the Step Up Public Benefits Program served 7,785 Chatham County residents through public benefits applications, screenings, and monthly renewals in 2022. Moreover, Step Up partners with a network of BankOn partners and the Neighborhood Improvement Association to provide financial education workshops and coaching at worksites, public libraries, and workforce development programs. In 2022, Step Up Savannah hosted a financial literacy series covering topics such as How to Claim Your Child Tax Credit, Using Local Resources to Jumpstart Wealth Building, Building Financial Wellbeing through Banking, and Creating a Thriving Home-based Business. The recording for each series can be viewed at <https://www.youtube.com/@stepupsavannah1034/videos>.

Step Up's community education includes poverty simulations, statewide advocacy, and community workshops. Poverty Simulations are hosted annually as an experiential learning tool that helps participants and community stakeholders rethink the challenges that low-income community members face each day. More importantly, it allows participants to identify areas of change that directly impact poverty's effects on individuals, families, and our community. Step Up also identifies policies and procedures that can be reformed based upon information and feedback from those directly receiving and providing services. Further, Step Up works with Georgia Budget & Policy Institute and Georgia Legal Services Program attorneys to address policy issues such as housing, access to benefits, and predatory lending.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Savannah continues to build and expand its partnership with Community Based Development Organizations (CBDO's), the private sector, and other nonprofit agencies. In 2022 the City provided technical assistance to Community Housing Services Agency, Inc. for certification as a Community Development Financial Institution (CDFI).

The City of Savannah Housing Department works with three non-profit housing developers, all with the capacity for CHDO certification, for infill development of affordable single-family housing.

The Housing Savannah Task Force Action Plan includes the following strategies to overcome obstacles to develop institutional structure:

- Established a housing savannah non-governmental organization (NGO) to lead coordinating and implementing the housing savannah action plan. An executive director has been hired and is leading a capital campaign for affordable housing initiatives.
- Increase the capacity and/or number of housing partners, including non-profit, CDC, faith-based and other organizations developing homeless/transitional housing.
- Increase the capacity and/or number of home repair, renovation and construction contractors and associated workforce and trades.
- Increase the capacity and/or number of credit and financial counseling entities participating in housing savannah activities.
- Establish a non-profit owned modular housing plant in savannah to offset the loss of small homebuilders due to the great recession and other factors.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

As grantee and recipient of Emergency Solution Grant funds, the City of Savannah, through its sub-recipients assists individuals at risk of homelessness by allocating grants for the provision of financial assistance for rent, moving and utility assistance.

During program year 2022, the City of Savannah continued to coordinate its efforts with that of the local Public Housing Authority and Social Services. According to CSAH 60 individuals were provided services that allowed them access to permanent housing and the assistance they needed to achieve self-sufficiency.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In 2022, the City of Savannah website provided fair housing information and resources and a direct link to the HUD Complaint Portal. In April, in recognition of Fair Housing Month, the City's website was updated with a link to the HUD complaint form. The form was also available in Spanish.

1. 1,624 visitors accessed the City of Savannah's webpage that includes fair housing resources and a direct link to HUD's complaint page for persons who believe that their rights have been violated.
2. The Housing Savannah Task Force (HSTF) was created in 2021 to investigate and develop an action plan to provide affordable housing for all. The HSTF includes representation from the City of Savannah's previously formed Housing Coalition. The Housing Savannah Action Plan was completed in 2021. Effective October 24, the City of Savannah appointed an executive director of Housing Savannah to help optimize our efforts in housing and ensure the effectiveness of the organization that was established to coordinate our housing initiatives.
3. The final phase of capital project in CDBG neighborhood which included public space, streetscape and commercial corridor improvements, one pocket park, 2,000 linear feet of sidewalk, 15 ADA ramps, two transit shelters and one bus pullover was completed in 2021.
4. The 2017 AFH identified Land Use and Zoning Laws as an impediment to fair housing. Actions taken to overcome these barriers during 2022 included increased housing options for the disabled through coordination of accessibility modifications with non-profit partner Living Independently for Everyone (L.I.F.E); proposed text revisions to increase the use of Accessory Dwelling Units in areas zoned for single family residential area; a draft Development Impact Fee ordinance and exemption of affordable housing from Impact Fees.

AFH Goal 1: Support a comprehensive regional affordable housing strategy

The Housing Savannah Task Force (HSTF) released a comprehensive housing strategy in 2021 in collaboration with the Chatham County Housing Coalition that 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 households earning up to 80% of the area's median income, regardless of household size or life circumstance.

Strategies to implement the HSTF action plan include building capacity of organizations and initiatives that help increase housing accessibility and help decrease housing discrimination, including support for

Advocates for Restorative Communities (ARCs) Task Force, Racial Equity and Leadership (REAL) Task Force, and the Savannah-Chatham County Fair Housing Council.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Savannah continues to have in place a strong system to monitor its CDBG, HOME and ESG activities. The monitoring system is used to ensure both short-term and long-term contract and regulatory compliance. Monitoring visits were performed on each of our subrecipients for program year 2022. Human Services staff conducted at least two on-site monitoring of agencies receiving Federal funds which covered the grant period. Additional visits and technical assistance was given as needed to address administrative, program or financial management concerns identified during these monitoring visits.

1. To verify appropriate documentation is being maintained related to client data (income eligibility, demographics, etc.);
2. To determine the level of progress made toward the agency's stated performance objectives; and
3. To document the agency's compliance with HUD administrative and financial requirement (OMB Circular A-110, OMB Circular A-122, and 2 CFR Part 200), and agency compliance with the City's contract provisions.

City departments receiving Federal funds will monitor their programs and submit year-end performance data to Human Services for inclusion into the CAPER. The Human Services department staff developed both an electronic and written tools for monitoring subrecipients to ensure a more uniform and comprehensive review.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The purpose of the HCD Citizen Participation Plan is to facilitate public participation in the development and implementation of the City's Housing and Community Development Plan, including the One-Year Action Plan. The Citizen Participation Plan (CPP) is designed to:

- encourage persons with low- and moderate-incomes and persons living in blighted and/or low- and moderate-income neighborhoods to participate in the development and revision of the Strategic Plan and in the preparation of the One-Year Action Plan;
- encourage persons of all races and ethnic backgrounds to participate in the HCD planning process;
- encourage residents of Housing Authority of Savannah neighborhoods to provide input in the HCD Plan; and
- encourage local residents with disabilities or special needs to participate in the planning effort.

The City of Savannah reports on the performance of all projects receiving funding from HUD. During the development of the City's One Year Action Plan or 5 Year Housing and Community Development Plan, the

City of Savannah reports on the outcomes of all HUD-funded agencies and City Departments. The performance outcomes are presented to the Mayor and Alderman during an open meeting and are available to the public at their request. At the end of each program year, the City notifies the public of the draft Consolidated Annual Performance Evaluation Report (CAPER) available for viewing on the City's website and at the Department of the Human Services Grants and Contracts Division.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d).

No rental housing assisted with HOME funds are subject to on-site inspections. Currently, all HOME-funded rental units have expired period of affordability and no on-site inspections are required.

HOME Rental HQS Table

Property Address	Start	End	Units	HQS Freq	Period	Status	Property Name
7 Scattered Sites w/1-2 Units	10/14/94 to 12/31/00	10/14/99 to 12/31/15	10	3 Yrs	5 to 15 Yrs	Expired	Single family rental housing.
644 W 36 th	12/30/04	12/30/09	88	1 Yr	5 Yrs	Expired	HERTIAGE CORNER & ROW APARTMENTS
222 E 37 th	12/31/99	12/31/04	78	1 Yr	5 Yrs	Expired	SISTER'S COURT APTS

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City's Housing Department follow written procedures for marketing and community outreach to ensure that the benefits of the City's HOME and CDBG programs are accessible to families who might not otherwise be aware of available homeownership and affordable rental opportunities. Staff make continuous improvement to marketing and outreach to maximize effective marketing strategies and to affirmatively further fair housing.

Housing staff outreach events during 2022, included outreach to homebuyer education classes, faith-based communities, and diverse community events. Outreach to residents in public housing and to those assisted with Housing Choice Vouchers (HCV) has been effective strategy resulting in two households using HCVs to become homeowners in 2022.

Word of mouth referrals are an important part of outreach thanks to satisfied home buyers who are happy with their own experience. The city also launched a web-based application portal where applicants are able to complete applications and upload documents at their convenience. Citizens can also find detailed program information on homeownership assistance on the City of Savannah's official website.

The City maintains working relationships with three key partner organizations who conduct homeowner workshops throughout the year: 1) Economic Opportunity Authority, 2) Neighborhood Improvement Association, and 3) Consumer Credit Counseling. These non-profit organizations are provided information about HOME funded programs to assist in making home ownership attainable to moderate and low income households. Collectively, these non-profits annually deliver home buyer education to more than 500 people citywide over the past five years.

The Housing Department works with employers to develop Employer Assisted Home Purchase Programs. This extends the marketing reach through employers and expands the range of employees who can benefit by leveraging employer homeownership incentives with income qualified programs available through the Housing Department.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

In 2022, \$1,938,519 of HOME Program Income was expended, including 25 homebuyer and new construction activities to assist 21 low- and moderate-income households assisted with down payment and 14 new housing construction projects.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City of Savannah Housing Department leverages HUD program activity to create synergies with other affordable housing funds and programs by offering city owned land for development of affordable housing at two locations in 2022. Housing staff are assisted with project applications by producing area plans and neighborhood assets for two LIHTC applications in 2022 and will assist again during the 2023 application cycle.

CR-58 Section 3

Section 3 projects are housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000.

NARRATIVE

In 2022, no projects triggered Section 3; no projects were fully or partially assisted under HUD programs that provide housing and community development financial assistance exceeding a threshold of \$200,000. Pursuant to §75.3(d), the City's qualitative effort on ways to support the purpose of Section 3 include the following: (1) employment training opportunities, (2) work readiness activities, and (3) job creation or retention for low- and very low-income persons.

The City of Savannah strives for a stronger, more sustainable community by ensuring that employment, training and contracting opportunities, and other economic opportunities generated by federal financial assistance for housing and community development programs is directed to local low- and very low-income persons, particularly those who receive federal housing assistance, and businesses that are owned by or substantially employ such persons. Section 3 is intended to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low- and very low-income persons (80% and 50% AMI), particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

For any Section 3 project, the City will follow, to the greatest extent feasible, the prioritization of effort in §75.19 regarding (a) employment and training and (b) contracting opportunities for low- and very low-income persons.

The City policy and guidelines to comply with Section 3 requirements ensures all parties, including residents, businesses, contractors, and subcontractors, comply with Section 3 and maintain records verifying that compliance, the City's Section 3 Plan. For projects that trigger Section 3, the City utilizes UD forms series HUD-4736 and 4737, as applicable, to document Section 3 compliance in housing and community develop programs:

- HUD-4736A: Section 3 Worker Employer Certification
- HUD-4736C: Section 3 Worker Self Certification
- HUD-4737: Tracking Section 3 Business Labor Hours
- HUD-4737A: Tracking Section 3 Labor Hours
- HUD-4737C: Section 3 Utilization Tool to document the Section 3 labor hours for Section 3 workers and Section 3 Business Concerns
- HUD-4737D Form - HUD Funding Tracker for Section 3 projects
- Section 3 Business Concern certification
- Section 3 Certification Form Resident Seeking Preference

Section 3 – City of Savannah Qualitative Efforts

The City of Savannah, pursuant to §75.3(d), provides its Summary of Qualitative Efforts to support the purpose of Section 3 and documents such efforts pursuant to §75.15(b):

CDBG: Quality Housing: No projects exceeded \$200,000 in 2022. Housing activities include rental improvements, housing rehabilitation, housing construction, homeowner repairs, code-compliance (single and multi-family).

CDBG-CV: No projects triggered Section 3.

HOME: Affordable Housing - No projects exceeded \$200,000 in 2022; HOME funding supports home buyer down payment assistance; construction financing, affordable single family housing development; CHDO set aside activities.

HOME-ARP Plan (32 PSH units): No projects trigger Section 3.

CDBG - Public Services: No projects triggered Section 3. Expenditures for these programs will result in job training opportunities. The City offers training opportunities through job training certification programs which benefit low and very low income residents at: Moses Jackson Advancement Center (MJAC) and Pennsylvania Avenue Resource Center (PARC).

- Moses Jackson Advancement Center: a City-operated Working Families Network site, serving youth and adults. Funds are used to support workforce training along with a variety of health, youth/family programs and activities. 2022 activities included: Emerge Job Training Scholarships for income eligible residents participating in the following certification programs: Child Development Associate.
- Pennsylvania Avenue Resource Center: a City-operated multi-purpose training and development facility designed to assist individuals in improving their opportunities for advancement through ongoing training and development. Programs and services are made available on-site through partnerships with multiple local educational institutions, business partners, and area non-profits. **2022** activities included: Emerge Job Training Scholarships for income eligible residents participating in the following certification programs: Culinary Kitchen Cook.

CDBG – Business Development: (Jobs created): expenditures for these programs will result in new employment, training, or contracting opportunities. The City’s CDBG subrecipient, Small Business Assistance Corporation (SBAC), manages the City’s portfolio and facilitates loans and contracts to businesses. SBAC distributes information to businesses for training opportunities and materials for awareness of Section 3 for compliance. SBAC collects data for jobs held by low and very low-income persons ensuring compliance with Section 3 and SBAC meets numerical benchmarks through monthly reporting.

ESG – Operations: No projects triggered Section 3. The City provides funding for shelter operations which may include essential staff salaries. The City utilizes the HUD forms series HUD-4736 and 4737 to document Section 3 compliance for ESG programs providing essential services for staff with salaries below 80% of the AMI.

HOPWA: Operations: No projects triggered Section 3.

COC: No projects triggered Section 3.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	SAVANNAH
Organizational DUNS Number	069191039 UEI#GTSVKSQ2ABM7
EIN/TIN Number	586000660
Identify the Field Office	ATLANTA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Savannah/Chatham County CoC

ESG Contact Name

Prefix	Mrs.
First Name	Kerri
Middle Name	0
Last Name	Reid
Suffix	0
Title	Director

ESG Contact Address

Street Address 1	P. O. Box 1027
Street Address 2	0
City	Savannah
State	GA
ZIP Code	31402-
Phone Number	9126516520
Extension	1617
Fax Number	
Email Address	kreid@savannahga.gov

ESG Secondary Contact

Prefix	Mrs.
First Name	Tanya
Last Name	Wilcoxon
Suffix	
Title	Grants Manager
Phone Number	9126516520
Extension	1607
Email Address	twilcoxon@savannahga.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 01/01/2022
Program Year End Date 12/31/2022

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: SAVANNAH
City: Savannah
State: GA
Zip Code: 31402, 1027
UEI Number: GTSVKSQ2ABM7
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Unit of Government
ESG Subgrant or Contract Award Amount: 196,710

Subrecipient or Contractor Name: Union Mission - Men
City: Savannah
State: GA
Zip Code: 31401, 3216
DUNS Number: MEBVNR7QHW87
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$14,958

Subrecipient or Contractor Name: Union Mission – Women
City: Savannah
State: GA
Zip Code: 31401, 3216
DUNS Number: MEBVNR7QHW87
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$14,277

Subrecipient or Contractor Name: Inner City Night Shelter
City: Savannah
State: GA
Zip Code: 31401, 2909
DUNS Number: DSQDBMNN1N1
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$26,958

Subrecipient or Contractor Name: Park Place Outreach
City: Savannah
State: GA
Zip Code: 31401, 2429
DUNS Number: Z95QVKKXGY47
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$11,958

Subrecipient or Contractor Name: Chatham-Savannah Authority for the Homeless
City: Savannah
State: GA
Zip Code: 31401, 2429
DUNS Number: RPELPLQENKG5
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$19,180

Subrecipient or Contractor Name: The Salvation Army
City: Savannah
State: GA
Zip Code: 31405
DUNS Number: KE6SJC61FFQ3
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$29,958

Subrecipient or Contractor Name: Greenbriar Children’s Center
City: Savannah
State: GA
Zip Code: 31401
DUNS Number: S9QSDGUFKLL3
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$9,958

Subrecipient or Contractor Name: United Ministries – Emmaus House
City: Savannah
State: GA
Zip Code: 31401
DUNS Number: F6XBWLPBLLJ1
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$9,959

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	62
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	62

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	1153
Children	144
Don't Know/Refused/Other	0
Missing Information	0
Total	1297

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	422
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	422

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	1575
Children	206
Don't Know/Refused/Other	0
Missing Information	0
Total	1781

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	1214
Female	566
Transgender	1
Don't Know/Refused/Other	0
Missing Information	0
Total	1781

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	144
18-24	65
25 and over	1150
Don't Know/Refused/Other	0
Missing Information	422
Total	1781

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	89	0	0	89
Victims of Domestic Violence	86	0	0	86
Elderly	60	0	0	60
HIV/AIDS	32	0	0	30
Chronically Homeless	97	0	0	95
Persons with Disabilities:				
Severely Mentally Ill	447	0	0	437
Chronic Substance Abuse	606	0	0	606
Other Disability	378	0	0	378
Total (Unduplicated if possible)	1,781	0	0	1,781

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	73,555
Total Number of bed-nights provided	54,528
Capacity Utilization	74%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The City of Savannah's performance data, which was developed in consultation with members of the Continuum of Care, are as follows:

Performance Measures

Homeless Prevention Goal: The City issued two Requests for Proposals for the remaining 2022 ESG funds; the current application will close March 30, 2023. Due to no applications received through the first Request for Proposal process, no rental and utilities assistance was provided with 2022 ESG funds. One agency was awarded 2021 ESG homelessness prevention funds for services in 2022.

Homeless Prevention Outcome Data: Total unduplicated count of persons receiving homeless prevention activities is 62. Rental and utilities assistance was provided with 2021 ESG funds for services during 2022.

Performance Measures

Homeless Shelter Goal: Six contracts were approved for **homeless shelter activities** during the 2022 application period for 2022 ESG funds. The total unduplicated persons proposed to serve was 1395.

Homeless Shelter Outcome Data: Total count of persons receiving **shelter services**: 1297 (numbers are duplicated)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Expenditures for Rental Assistance	0	19,495.83	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	\$19,495.83	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Essential Services	32,508	31,207	76,151
Operations	27,797	27,953	27,088
Renovation	0	0	
Major Rehab	0	0	
Conversion	0	0	
Subtotal	\$60,305	\$59,160	\$103,239

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Street Outreach	0	\$10,000	\$9,959
HMIS	\$19,180.40	\$19,180	\$19,180
Administration	0	\$5,473	\$5,691.42

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2020	2021	2022
	\$79,485	\$113,309	\$138,069.42

Table 29 - Total ESG Funds Expended

11f. Match Source

	2020	2021	2022
Other Non-ESG HUD Funds	0	\$19,495.83	0
State Government	\$18,508	0	
Local Government	\$7,164	\$30,541	\$5,691.42
Private Funds – United Way	\$47,813	\$6,250	\$127,248
Other	\$6,000	\$57,022	\$5,130
Fees			
Program Income			
Total Match Amount	\$79,485.40	\$113,308.83	\$138,069.42

Table 30 - Other Funds Expended on Eligible ESG Activities

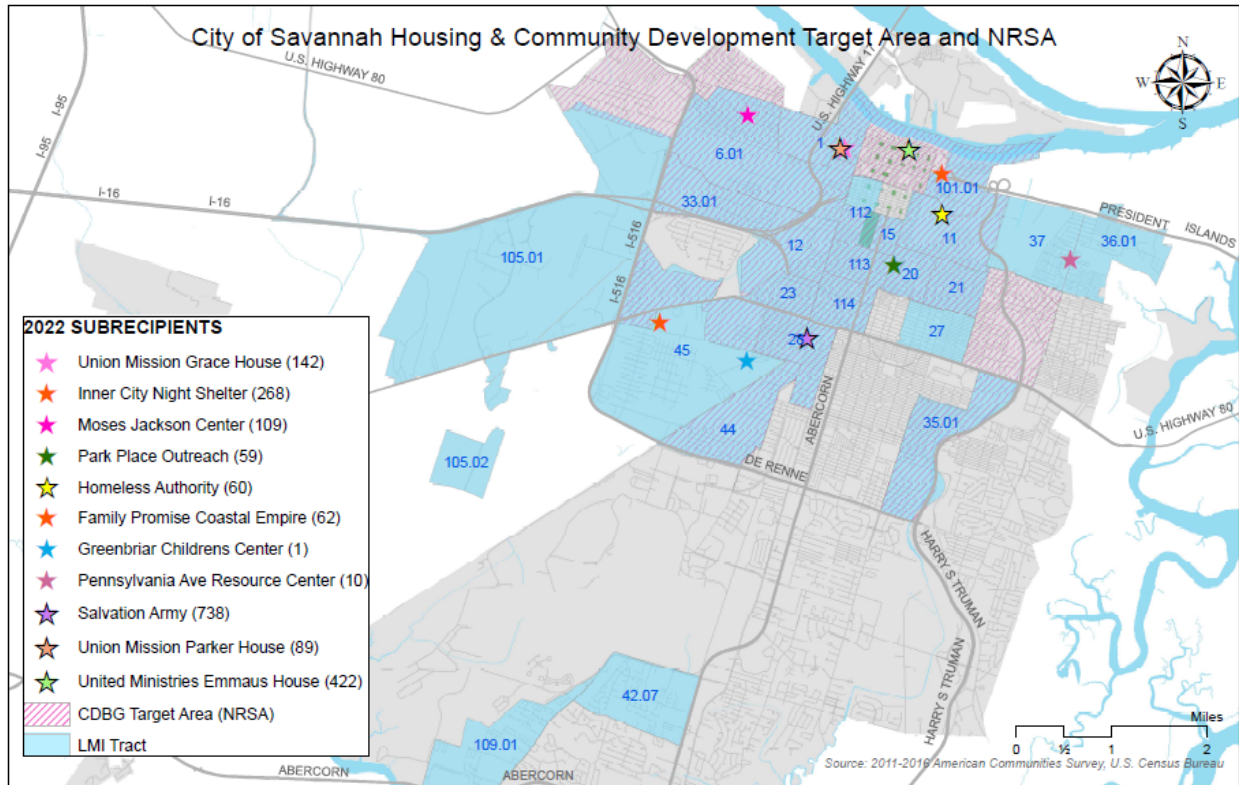
11g. Total with Match Source

Total Amount of Funds Expended on ESG Activities	2020	2021	2022
	\$158,970	\$226,618	\$276,138

Table 31 - Total Amount of Funds Expended on ESG Activities

Attachment

CDBG Target Area Map



**2022 Comprehensive Annual Performance Evaluation Report (CAPER)
on the
City of Savannah's
2018-2022 Housing and Community Development Plan**

The City of Savannah has completed its draft Comprehensive Annual Performance Evaluation Report (CAPER) on the Housing and Community Development Plan for 2022. This report incorporates the Community Development Block Grant Grantee Performance Report, the HOME Annual Performance Report and the Emergency Solutions Grant Annual Performance Report. Details include how funds were spent in 2022, the results that were achieved and progress made in achieving the five-year objectives set out in the 2018 - 2022 Housing and Community Development Plan. Citizens are invited to comment on the report within 15 days from the date of this notice. Copies may be obtained from Tanya Wilcoxon of the Human Services Grants and Contracts Division, P. O. Box 1027, Savannah, GA 31402. Telephone: (912) 651-6520; TDD: (912) 651-6520.

Please run the above listed advertisement. In addition, the ad should display the dates requested for advertisement and the invoice description code.

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PROOF OF PUBLICATION

ATTN: BIANCA BISSETTE
City Of Savannah Accounts
Po Box 1027

Savannah GA 31402-1027

STATE OF GEORGIA, COUNTY OF CHATHAM

The Savannah Morning News, a daily newspaper published and of general circulation in Chatham County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

01/26/2023

and that the fees charged are legal.
Sworn to and subscribed before on 01/26/2023

2022 Comprehensive Annual Performance Evaluation Report (CAPER) on the City of Savannah's 2018-2022 Housing and Community Development Plan

The City of Savannah has completed its draft Comprehensive Annual Performance Evaluation Report (CAPER) on the Housing and Community Development Plan for 2022. This report incorporates the Community Development Block Grant Grantee Performance Report, the HOME Annual Performance Report and the Emergency Solutions Grant Annual Performance Report. Details include how funds were spent in 2022, the results that were achieved and progress made in achieving the five-year objectives set out in the 2018 - 2022 Housing and Community Development Plan. Citizens are invited to comment on the report within 15 days from the date of this notice. Copies may be obtained from Tanya Wilcox of the Human Services Grants and Contracts Division, P. O. Box 1027, Savannah, GA, 31402. Telephone: (912) 651-6320; TDD: (912) 651-6520.

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