Revitalizing Neighborhoods

Neighborhood Renaissance

Savannah

February 22, 2011
Key Components

- Partnerships
- Participatory Planning
- Aggressive Code Enforcement
- Property Acquisition
- Housing
- Infrastructure
- Investment
Partnerships

- NRS Includes 20+ Partners Per Neighborhood
  - Neighborhood Associations/Leaders/Residents
  - Non-profits (Local, State, National)
  - Authorities (Housing, Land Bank, EOA)
  - Builders/Developers
  - Banks/Investors
  - Realtors
  - Federal (HUD, DOL YouthBuild)
  - State (DCA, DNR, Community Health)
  - City (Mayor, Aldermen, Departments)
Participatory Planning

- Plans need community buy-in to work
- Build allies, not adversaries!
- Incorporate community ideas into plans
  - Identify minimum requirements and wish lists
  - Be candid about funding limitations
  - Use neighborhood association meetings to present ideas and gain input
    - Work with NA subcommittees
  - Design charrettes for large projects can be very informative and helpful
Aggressive Code Enforcement

- Political “Will” to Aggressively Enforce Housing & Property Maintenance Codes a Must
  - Blighted property discourages investment
  - Blighted property lowers values
  - Blighted property increases crime and other problems/costs for City

- Operation Clean Sweep
  - City’ Inter-Departmental Coordinated Neighborhood Clean-Ups
CHSA Development partners
With SIP to begin dismantling
housing for salvage
Property Acquisition

- **Targeted Acquisition of Vacant Property**
  - High visibility
  - Problem properties
  - Vacant lots for housing & commercial development
  - Vacant structures
  - Vacant property for green space
  - Avoid acquiring occupied property when possible

- **Who acquires property**
  - City
  - Land Bank Authority
  - Housing & Development Authorities
  - Non-profits
  - Developers/Builders
Property Acquisition

- Biggest Problems When Acquiring Property
  - Clear title
  - Heir property
  - Low property taxes
  - Eminent Domain Law Changes
Housing

- **Owner-Occupied Home Repairs**
  - Savannah has repaired an average of 277 owner-occupied dwellings a year for 11 years
  - Volunteers maximize public investment
    - World Changers
    - Mission Serve
    - Group Work Camps
    - Youth Build
    - Rebuilding Together
    - Local Schools, Churches, Businesses, Civic Groups, Military
  - Focus on securing building envelope
    - Protect occupant and house from weather elements
    - Improves appearance of house in the neighborhood
    - Whole house renovations too costly
  - Avoid lead paint disturbance
Volunteers Help Elderly!

World Changers, Group Work Camps, Youth Build and Local Volunteers Repair The Homes Of Elderly Homeowners!
Housing

- **Rental Property**
  - Savannah has created and/or repaired an average of 158 dwellings a year for 11 years

- **Best Funding Sources**
  - Low Income Housing Tax Credits (DCA)
  - Historic Tax Credits (DNR)
  - Section 202 Senior Housing (HUD)

- **Non-Profits a Good Fit**
  - CHSA
  - Mercy Housing
  - Paces Foundation
  - Parallel Housing
**Housing**

- **Home Purchase**
  - Savannah has assisted an average of 80 home buyers a year purchase dwellings over the past 11 years

- **DreamMaker Program (COS)**
  - DreamMaker 1 (City Wide)
  - DreamMaker 2 (CDBG Neighborhood)
  - DreamMaker 3 (Redevelopment Area)
  - COS Employer Assisted Home Purchase Benefit

- **DreamSavannah Program (DCA)**

- **Habitat**
Housing

- Infill Housing
  - Savannah has averaged the construction of 41 single family homes a year for the last 11 years
  - Catalyst for visible change
  - Developer incentives
    - Financing
    - Plans/specs
  - Design
    - Neo Traditional Neighborhood Sensitive Design
    - “Green” & Energy Efficient
      - Energy Star (Minimum Requirement)
      - EarthCraft (Higher Level)
      - EarthCraft With Geo-Thermal Heat Pump (Highest Level)
      - Smart Meters
  - Builders
    - Non-Profits
    - For-Profits
    - YouthBuild
City of Savannah
Employer Assisted Home Purchase Program

- Program launched on July 10, 2006
- 60 City Employees have purchased homes
New Infill Housing & Home Buyers
New Infill Housing - Homeownership

Before

After
New Infill Housing - Homeownership

Before

After
Single Family
Infill Housing
Homeownership
Youth Build
Construction
Training
Minority Contractor & Developer Participation
A Key To Success
Infrastructure

- Parks
- Tree Lawns
- Sidewalks
- Roads
- Storm Drainage
City Provides New Public Infrastructure For Sustainable Fellwood Tax Credit Development
Cuyler-Brownsville 2006 CIP
Re-Brick West 36th Street

Re-laying brick on W. 36th Street in the Cuyler Brownsville Neighborhood. Began in October 2006 and is scheduled to be completed in February 2007
Green space located on Kline Street between MLK & Burroughs is nearly complete.
Cuyler-Brownsville
2006 CIPs

- 41\textsuperscript{st} Street Historic Street Lighting
- 40\textsuperscript{th} Street Lane Paving
Investment
Primary Funding Sources

- **HUD**
  - CDBG/HOME and Program Income

- **DCA**
  - Low Income Housing Tax Credits — 4% and 9%
  - DreamSavannah
    - Down payment (HOME)
    - 1st Mortgage Home Purchase

- **Federal Home Loan Bank**
  - AHP Grants & Loans

- **Housing Authority**
  - Housing Choice Vouchers

- **Historic Tax Credits**

- **Value of Volunteer Labor**

- **Banks & Mortgage Companies**

- **City of Savannah**
  - SPLOST
  - General Fund
    - Acquisition
    - Employer Assisted Home Purchase Program
Investment
City of Savannah

- Public Infrastructure in Support of Affordable Housing & Revitalization (2000-2013)
  - $23,500,000 SPLOST/General Funds

- Property Acquisition Fund (2004)
  - $2,450,000 General Funds

- Employer Assisted Home Purchase Benefit Program for City of Savannah Employees (2006)
  - $250,000 General Funds

- Housing Department Administrative Contribution
  - $926,000 General Funds (2010)
Investment
Leveraging Resources

- **Use Public Investment to Increase Private & Other Investment for Affordable Housing**

- **FY 2000**
  - $4.53 (71%) Million CDBG/HOME Investment
  - $1.84 (29%) Million Private/Other Investment

- **FY 2010**
  - $8.07 (17%) Million CDBG/HOME Investment
  - $38.65 (83%) Million Private/Other Investment

- **FY 2000-2010**
  - $56.59 (20%) Million CDBG/HOME Investment
  - $233.49 (80%) Million Private/Other Investment
Affordable Housing Production
6116 Dwelling Units
2000 - 2010

Units
Average Units (2000-2010) = 556
Neighborhood Renaissance Savannah

Putting It All Together
Cuyler-Brownsville
1997 Plan Approved
2000 Construction Begins
Cuyler-Brownsville

- Historic African American Neighborhood
- Mainly wood frame single family and row houses
- Neighborhood stores called confectionaries
- Overrun by crime and drugs by the 1990s
- Overrun by abandoned property and vacant lots
- Residents call on City to help revitalize neighborhood

Residents want

- Major and minor parks
- New single family houses that attract homebuyers
- High quality, affordable, rental housing
- Home improvement assistance for existing owners
- Save the dilapidated and abandoned, yet historic, Charity Hospital and Florance Street Elementary School
Cuyler-Brownsville

$ 1,800,000 Acquisition
$ 1,800,000 Infrastructure
$ 34,230,000 Housing (359 Units)
$ 37,830,000 Total Estimated Cost
Urban Redevelopment Plan

Urban Redevelopment Plan & Area Map

Land Use Plan & Map

Design Standards
New Square, Fountain, Gazebo, Streets, Sidewalks & Historic Street Lighting
Before:
Historic Charity Hospital
After: Heritage Place Apartments
Mercy Housing Southeast
Low Income Housing Tax Credits & HOME

Mercy Housing’s Florance Street School Adaptive Reuse Into 63 Affordable Rental And Attached Multi Family Infill Housing Units
Low Income Housing Tax Credits & CDBG

Mercy Housing’s West 41st Street Historic Row House Renovations & Infill Housing Into 70 Affordable Rental Units
New Housing And Other Urban Redevelopment Plan Improvements Pave Way For Neighborhood Benefiting Businesses
Sustainable Fellwood

2006 Demo Begins
2008 Construction Begins
Sustainable Fellwood

- 26 acre public housing site developed 1939 & 1952
- Demo 303 dilapidated apartments
- Construct 333 new dwellings
  - 13 Single Family (homeowners)
  - 220 Apartments (renters)
  - 100 Senior Apartments (renters)
- Construct “town center” and neighborhood commercial
- Save large trees
- Create community park
- Connect to adjoining neighborhood
- LEED ND / EarthCraft Coastal Community
Sustainable Fellwood

$3,250,000 Acquisition (HAS)
$4,500,000 Infrastructure
$44,170,000 Housing (333 Units)
$51,920,000 Total Estimated Cost
Sustainable Fellwood

Isometric View

Project number: 2007-01
Date: 02/19/07
Drawn by: AS
Checked by: FR1

Note: Building colors reflect unit size, use, and development phasing.
Sustainable Fellwood Phase-I
Single Family
Savannah Gardens
2005 Acquisition Negotiations Begin
2007 Acquisition
2010 Construction Begins
Savannah Gardens

- 44 acre former public housing site developed during WWII for shipyard workers
- Site had become last resort housing, high crime area, negatively impacting adjoining neighborhoods and new Savannah High School
- Demo 370 dilapidated apartments
- Construct 550 new dwellings
  - 120 Single Family (homeowners)
  - 330 Apartments (renters)
  - 100 Senior Apartments (renters)
- Construct “town center” and neighborhood commercial
- Save and enhance distinguishing site features
  - Crescent Drive
  - Major and minor parks
  - Trees
- Connect to adjoining neighborhoods
- EarthCraft Coastal Community
Savannah Gardens

$ 12,500,000  Acquisition

$ 13,000,000  Infrastructure

$ 67,200,000  Housing (550 Units)

$ 92,700,000  Total Estimated Cost
Community Design Charrette
Attended by 61 Area Residents
For More Information Contact

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