

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 charettes 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 SLP 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

After



Before



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



Cuyler-Brownsville 2006 CIP Kline Street Play Area



Green space located on Kline Street between MLK & Burroughs is nearly complete.

Cuyler-Brownsville 2006 CIPs

- 41st Street Historic Street Lighting
- 40th 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)

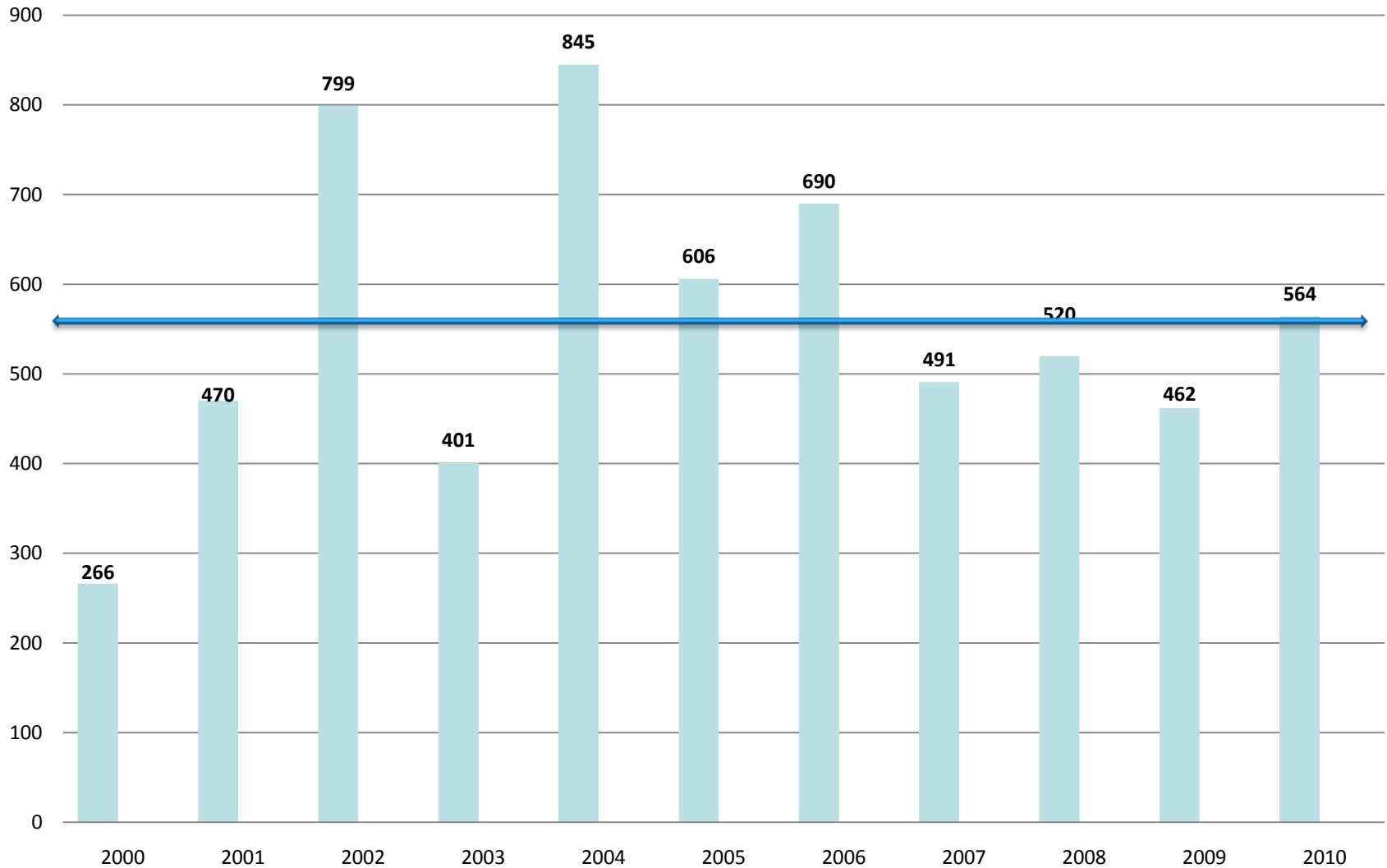
Investment Leveraging Resources

- 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

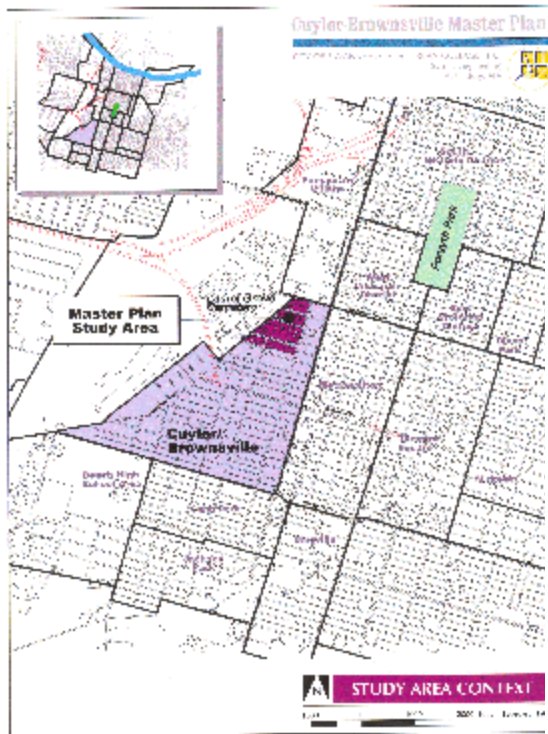
- Historic African American Neighborhood
- Mainly wood frame single family and row houses
- Neighborhood stores called confectionaries
- Overrun by crime and drugs by the 1990s
- Overrun by abandoned property and vacant lots
- Residents call on City to help revitalize neighborhood
- Residents want
 - 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
<u>\$ 34,230,000</u>	Housing (359 Units)
\$ 37,830,000	Total Estimated Cost

Urban Redevelopment Plan

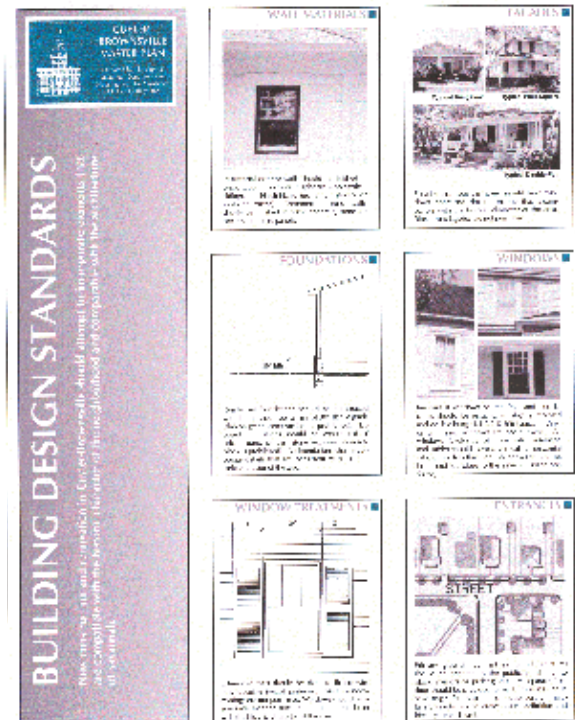
Urban Redevelopment Plan & Area Map



Land Use Plan & Map



Design Standards











Property Acquisition & Infrastructure



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
<u>\$ 44,170,000</u>	Housing (333 Units)
\$ 51,920,000	Total Estimated Cost

2005 Aerial View of Fellwood Homes and Adjoining Neighborhood





Sustainable Fellwood



Land Use Summary

Residential (Units)

Multi-Family (total)	220
Phase I	110
Phase II	110
Senior Housing	100
Single Family	13
Condo (over retail)	14
Total Units	347

Commercial/Office (Sq. Ft.)

Mixed Use Retail	9,360
Free Standing Retail	11,400
Office	14,760
Total Area	35,520

Park	4+ acres
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Note: Building colors reflect unit size, use, and development phasing.

REVISIONS
No. Description Date

SCHEMATIC
- Not Final -



Isometric View

Project number: 2007-01
Date: 03/19/07
Drawn by: AS
Checked by: FRI

A200

Scale

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Do not scale drawings. Use dimensions given on each sheet of the drawing for further clarification.



110 East President St. Ste 500 / Savannah, GA 31401
912/234-5239 voice / 912/233-0251 fax

Sustainable Fellwood Phase-I



Multi Family





BEFORE

BEFORE



Richards and Delyon Street



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
<u>\$ 67,200,000</u>	Housing (550 Units)
\$ 92,700,000	Total Estimated Cost

Savannah Gardens



South Carolina

Port of
Savannah

Tammers Bridge

Savannah International
Trade & Convention Center

Westin Savannah
Harbor Resort

Civic Center

HISTORIC DISTRICT

Forsyth Park

Riverwalk

Savannah River

Wheaton Street

Harry S. Truman Parkway

President Street

Savannah
Golf Club

Goebel Avenue

Shuman
Middle School

Gwinnett Street

Savannah
High School

Long Drive

Avenue

Elgin St



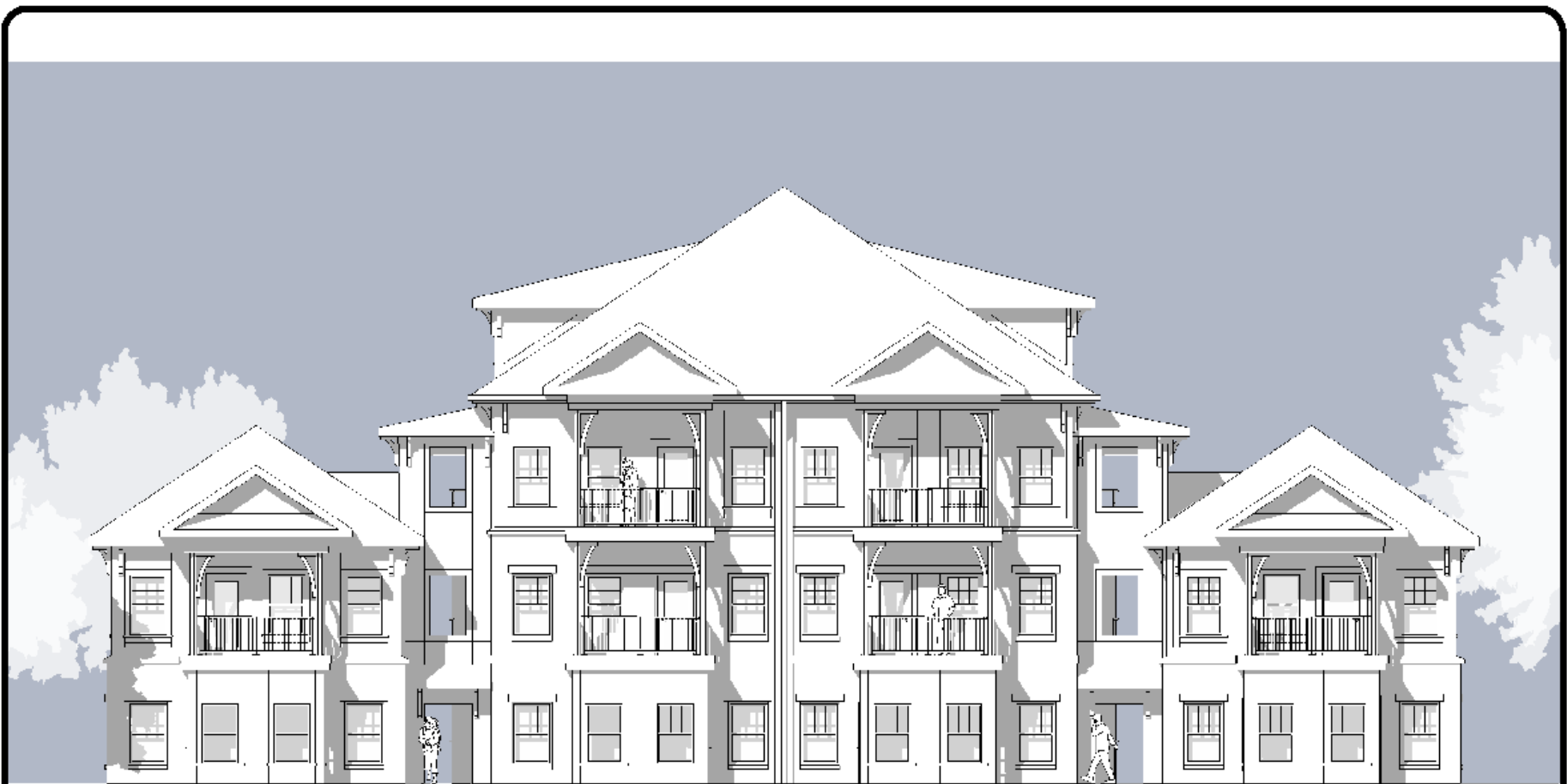




Community Design Charrette Attended by 61 Area Residents







ROW HOUSE

SAVANNAH GARDENS
SAVANNAH, GA

3-18-10

0' 8' 16'
SCALE: 1/8"=1'-0"

■ MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C. ■



ROW HOUSE - BUILDING #200

SAVANNAH GARDENS - PHASE I
SAVANNAH, GA

5-18-10

CITY OF
Memphis CAPITAL IMPROVEMENT
PROJECT

Gardens Redevelopment

						
Shubert	Mary Elvett-Soraglie	Otis S. Johnson, Ph.D.	Estelle B. Jackson	Jeff Fisher	Clifton James	Terry Thomas

contact the City's Development Services Department at 651-6510





727.520.8181
www.aerophoto.com

Savannah Gardens

Image # 110119 0163
Date 01.19.11

For More Information Contact

Martin Fretty

Director

Department of Housing

Bureau of Public Development

City of Savannah

PO Box 1027

Savannah, GA 31402

(912) 651-6926