



Community Housing Services Agency, Inc.

The Insider Update

Community Housing News

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Mayor Van R. Johnson II delivers keynote address at Annual Board Meeting for CHSA, CHSA Development and Housing Savannah Inc. on December 6



Left to Right: Anita Smith-Dixon, executive director of CHSA and CHSA Development; Christian Shellman, community development manager for Housing Savannah, Inc.; Mayor Van Johnson, Laura Lane McKinnon, executive director of Housing Savannah, Inc.; Adela Smith, administrative coordinator of CHSA.

The Board members for CHSA, CHSA Development and Housing Savannah, Inc. met for an annual meeting on December 6 at the Landings Palmetto Clubhouse. Each organization conducted a business meeting and adopted 2024 budgets.

Afterward, Savannah Mayor Van R. Johnson provided an inspirational address for the attendees.

Mayor Johnson acknowledged the many leaders in attendance, noting, "We stand on the shoulders of those who have come before us." He highlighted the importance of having the will to create more affordable housing. "We must want to do this work. And we must care enough to do it. Even more, we must go out of our comfort zones and ASK others to help us do it."

Mayor Johnson was generous in his praise for knowledge and data we now have through the Housing Savannah Action Plan, and the relationships formed with local leaders such as the Georgia Ports Authority. He pointed to the innovations needed to face the challenges of housing in today's economy. "A budget is not just a legal document," he said. "A budget is a moral document that shows where our priorities reside." And, indeed, the City of Savannah has made housing a priority.

Overall, the Housing Savannah Action Plan goal for 2023 was 650 housing units – and working together, our community has created or renovated 687 units (through November 2023). Over 85% of the investments to date benefitted persons of color, and 100% supported households with modest incomes.

Mayor Johnson's remarks concluded with a call to action. "We must not be afraid to ask," said Johnson. "It is only by coming together as a community that we will achieve our ambitious goals."

[See more pictures of the Annual Meeting!](#)

Meet the Board Members for each organization below.



41% of Landlords are Small Investors with less than FOUR properties!

The Asset Funders Network recently published a report on the 11 million small independent landlords in America. Small independent landlords often share similar financial challenges as their tenants-- lack of access to credit and cash flow fluctuations. Thirty-five percent of small independent landlords do not have positive net income from their rental holdings. [Read the report HERE.](#)

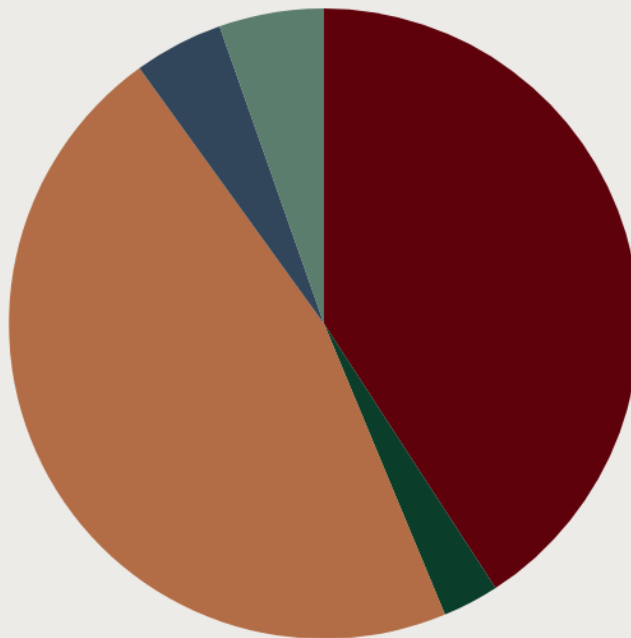
CHSA seeks to address some of the renovation barriers experienced by small independent landlords. We offer technical assistance and lower cost capital financing, when available. For

more information, contact Anita Smith-Dixon at 912-651-2169 or asmithdixon@chsainc.org.

Rental Units by Owner Type

Source: Asset Funders Network, 2023

- Small Landlords
- Non-profit Owners
- For Profit Partnerships
- Real Estate Investors
- Publicly - owned or other



[CHSA Small Investor Solutions
Download Information Sheet](#)

**CHSA Produces Big-time Results!
An interview with Board Member Michael Stephens.**



Michael Stephens at the CHSA Annual Meeting with fellow Board Member Earline Davis, executive director of the Housing Authority of Savannah.

People do care about our community. The majority of people I know have their favorite charities they support. And my wife and I are very energized by the mission of CHSA-- I always wanted to put a roof over somebody's head. That is the way to build a community-- by focusing on homes and creating quality neighborhoods.

Sometimes donors want to see their name in a program or on a building, but my primary focus is results. In the past few years, CHSA has been maturing as an organization. I say, "Welcome to the big time!" to CHSA as a Community Development Financial Institution (CDFI). CHSA has achieved solid results-- providing more homes that are affordable to more people. And that's what I find exciting-- to be a part of an organization making a big difference!

I was asked to mention the donor - advised fund my wife and I use for charitable donations. It's not exotic or difficult to establish, and most financial service firms allow you to have input on the investment of the fund. We started ours with some appreciated assets. The fund has increased in value, thanks to the equity markets, and we've added to it as well, which has allowed us to give even more to charity than we might have thought possible at first.

For me, I focus on how homes lead to a more stable and healthy community. And if you happen to share that objective, I hope you would join me in supporting CHSA.

Michael Stephens is a member of the CHSA Inc. Board. He started his career with Wachovia Bank (now Wells Fargo) and has experience with international finance, payment instruments, and reward and loyalty programs. He also serves on the boards for St. Joseph's/Candler Foundations and the Cathedral Basilica of St. John the Baptist. He is a graduate of the University of North Carolina at Chapel Hill.

[Donate to CHSA today!](#)



Don't forget that the Combined Federal Campaign is still live until January 15, 2024! Federal employees and Retirees can donate to CHSA through the CFC - Use number 18393!

[Click here to Donate to CFC!](#)

Cove at Dundee Final Phase Complete!

On Nov. 10, Chatham Savannah Authority for the Homeless (CSAH) held a ceremony to open the final 12 homes at the Cove at Dundee for veterans exiting homelessness. CHSA provided construction financing for the final phase.

The 46-unit tiny home community includes a medical clinic by J.C. Lewis Health, a veteran's garden installed by the Colonial Dames Society, an outdoor chapel and pavilion, and a landscaping project sponsored by the Home Depot Foundation. Construction began in 2019. The Cove at Dundee was the first tiny home community approved for development in Georgia.

[Find out more HERE.](#)





Harvard's Joint Center on Housing Studies released a new report on the pathways of older adults into-- and out of-- housing insecurity and homelessness.

[Click here to See the Webinar!](#)

Help us share good news!

Please share our newsletter with friends and colleagues!
 Each month, we bring you updates on the projects and partners who contribute to affordable housing in Savannah!

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