



Community Housing Services Agency, Inc.

# The Insider Update

Community Housing News

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## All-in for Affordable Housing: Leadership Investments by the City of Savannah

The [Housing Savannah Action Plan](#) set ambitious goals for overall investment in affordable housing – \$100M annually by 2032. To kickstart the initiative, the City of Savannah has provided over \$9M in funding through the Savannah Affordable Housing Fund in the past eighteen months. CHSA is able to leverage investments from the SAHF to access public and private capital to fund affordable housing – a total of \$26.24M to date.

Their historic commitment is sparking more investments by others! Opportunities include Equity Equivalent (EQ2) investments from financial institutions. [EQ2 is a long-term deeply subordinated loan with features that make it function like equity.](#) Of course, donations and loans also increase CHSA's ability to provide capital to create or renovate affordable housing. Investments and donations from banks qualify for Community Reinvestment Act (CRA) credit.

Mayor Van Johnson II and the current members of the City Council are to be commended for their leadership commitment to the Housing Savannah Action Plan. The results are proving that when a community comes together with dedicated leadership, our potential is limitless.

Questions should be directed to Anita Smith-Dixon at 912-651-2169.

[Learn more about the Savannah Affordable Housing Fund](#)

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## Take a Tour of Affordable Housing with CHSA!

Anita Smith-Dixon loves to take friends, old and new, for a little drive in the Savannah community, to highlight the important work CHSA, CHSA Development, and their partners have in progress. When the Skidaway Abigails called her for a tour of affordable housing development in November 2022, it sparked an idea to provide tours more frequently.

Tours for groups of up to 30 persons are now regularly scheduled through the CHSA office. The cost is \$575 for a 2.5 hour group tour. (Individuals can join larger groups for a \$25 fee.) After a recent tour, one participant said, "The best part of the tour was to witness the outcome of work being done. This enhances the quality of pride, of having homes being built that help people that need a place to call their own, Home Sweet Home." Call us at 912-651-2169 or click below to email CHSA and get on the tour list.

[SIGN UP FOR A TOUR](#)



## Miss Naomi's Neighborhood Notes

### What is code compliance...and why does it matter?

When I first became a Savannah home owner, I was dismayed at the amount of trash in the streets and vacant houses in the neighborhood. I inherited my great-aunt's house, and I wanted to honor that gift by taking care of it. I went straight to city hall, because you don't get help unless you ask for it.

Henry Moore was the city manager back then, and I just walked in his office and told him about my concerns. And I found out there are city standards for housing—and a whole code compliance department who enforces minimum standards for properties in our city.

So, why would I want the city in my neighborhood business?

**Housing codes prevent blight and strengthen property values.** Who doesn't want our neighborhoods looking good? City housing codes prevent properties from becoming eyesores and potentially dragging down property values in the surrounding homes.

**Housing codes can also protect tenants.** Tenants can obtain guidance to file a complaint about a problem with their rental property or how to address a code violation. Landlords can contact CHSA for an application for potential funding at 912-651-2169 to make code compliance or other repairs to their property.

So, the next time you see staff from the City's Housing and Neighborhood Services or Code Compliance office out and about, give them a friendly wave – they're doing important work!

[City of Savannah Housing and Neighborhood Services Department](#) Phone: 912-651-6926

[City of Savannah Code Compliance Office](#), Phone: (912) 651-6770

(Ms. Naomi Brown is a retired neighborhood coordinator for the City of Savannah and a Board Member of CHSA and CHSA Development. This bimonthly column shares her insights for all Savannah neighbors.)

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## **Donor-Advised Funds: A great way to give!**

Many people have set up a Donor-Advised Fund for its tax benefits (funds placed in a DAF are tax-deductible immediately) and convenience (the DAF sends donation checks from your DAF to the non-profits you choose-- even anonymously if you wish.)

CHSA would be honored to receive gifts from your DAF. Our EIN is 58-1850981, and you can find out more about the full range of our work on our Guidestar / Candid profile.

[See our Guidestar/Candid Profile!](#)

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## **Artist's mural enhances neighborhood connections**



Check out this amazing article from the Savannah Morning News on a mural that home owners commissioned by local artist Jose Ray. Their home is now bringing their community together, and making friends out of neighbors.

[Read all about it HERE.](#)

**Own a rental property in need of improvements? CHSA makes rental property improvement loans. Call Dennise Campbell, CHSA's lending coordinator, for more information.**

[Find out more HERE.](#)



## 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!

[NEWSLETTER SIGNUP](#)

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