



The Insider Update

Community Housing News

**CHSA 35th Anniversary and
Savannah Gardens Pinnacle Celebration
Friday, April 19, 2024 ~ 4:00 pm – 7:00 pm
Edgelawn Circle Park ~ Savannah Gardens**



Celebrate with us!



CHSA funds housing opportunities for EVERYONE-- and we are not shy about helping people catch the vision.

We know you believe in CHSA's mission to fund housing opportunities-- especially for households of modest means.

You are Invited! Please join us for the **CHSA 35th Anniversary and Savannah Gardens Pinnacle Celebration!** We will be honoring the people and organizations who helped us bring housing opportunities to over 5,000 people in Chatham County over the past 35 years.

The party will be in Edgelawn Circle Park in Savannah Gardens. The festivities will begin at 4:00 pm, with master of ceremonies Camille Syed. Featured speakers will include Mayor Van Johnson, City Manager Jay Melder, and former CHSA Development President Israel Small, to name a few. Two videos will premiere at this event, one on the history of CHSA and the other telling the inspirational story of Savannah Gardens. Appetizers and drinks will be provided.

When CHSA Development first purchased the old Strathmore Estates property, some people didn't catch the vision right away. Still, we persevered. And the Savannah Gardens neighborhood has won awards and received accolades from both HUD and the Urban Land Institute. Today, looking to the future, we know we can continue making award-winning housing investments, and **bring housing opportunities to more people.**

CHSA has had 35 years of success, but we are just getting started. Please help us keep up the tremendous momentum we have gained by joining us for this special celebration.

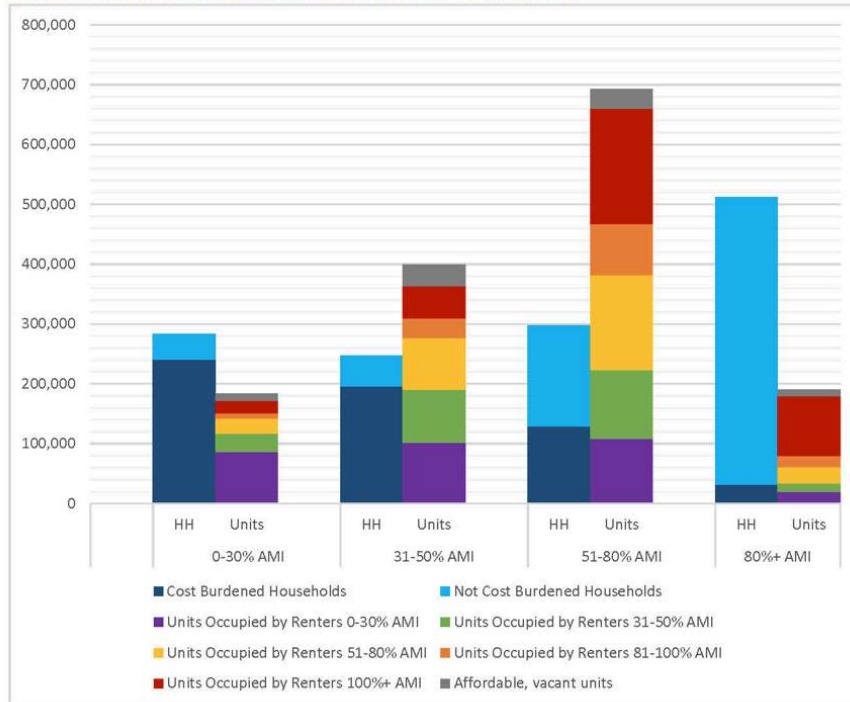
[Buy tickets to the Celebration!](#)

Want to be a Sponsor? Deadline is April 1!

Georgia Housing Needs Assessment documents a Mismatch of Housing Units at All Price Points

Even before the COVID-19 pandemic, there was a severe mismatch between the number of households and the number of units available at their price point. Households with income at 100% AMI are struggling to find rentals-- and thus compete with households with lower incomes for the housing that is available. This Housing Gap Analysis is in Appendix F, on page 36. [Access the full report HERE.](#)

FIGURE 3-16 HOUSING MISMATCH AMONG GEORGIA RENTERS, 2019



Source: 2015-2019 CHAS

See [Appendix F](#) for more information on the Housing Gap Analysis.

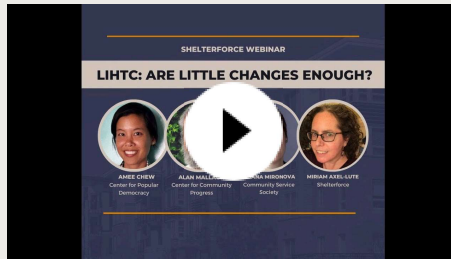
Thomas & Hutton - A History of Savannah Gardens



Savannah Gardens

Developing a short term neighborhood into a long term planned community

Thomas & Hutton has partnered with CHSA and CHSA Development for decades on housing for households with modest incomes. This overview of the entire Savannah Gardens story is available on their website. We look forward to partnering with Thomas & Hutton in the future!



Shelterforce Weekly conducted a webinar on Low Income Housing Tax Credits (LIHTC).

The LIHTC had some changes recently. But some experts argue that the tax credit model of financing housing itself might need to be changed. In this webinar, scholars and organizers discuss what the possibilities could be.

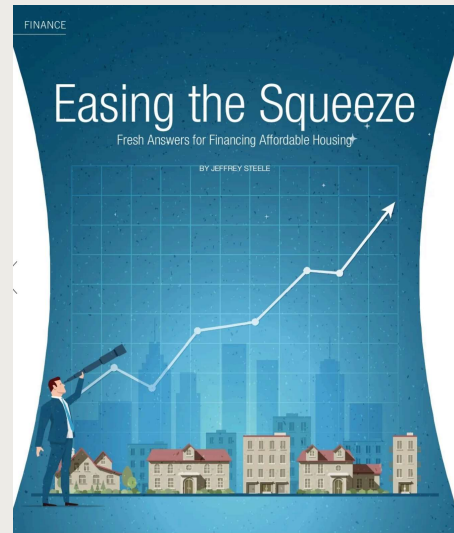
[View Shelterforce's articles on LIHTC: The Good, the Bad and the Very Complicated](#)

[Watch the Webinar](#)

Innovative Solutions for Affordable Housing Finance

Multi-Housing News recently published an article on innovative solutions for affordable housing finance. Ideas include community land trusts, inclusionary zoning and permitting programs, and acquisition and rehabilitation of naturally affordable housing stock in lower income neighborhoods.

[Read the Article 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!

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