

## CHSA Development Builds Houses for Households with Modest Incomes!



CHSA Development, a subsidiary of CHSA, Inc., is a HUD-certified Community Based Development Organization, and a Community Housing Development Organization. CHSA Development provides master developer services in addition to developing affordable housing.

CHSA Development increases the number of safe, quality, affordable homes through the following strategies:

- Builds affordable housing units for families earning modest incomes.
- Manages renovation projects to restore existing homes.
- Collaborates with other developers to create and renovate affordable housing.
- Serves as master developer for larger neighborhood revitalization projects.
- Provides technical assistance to microenterprises seeking to develop affordable housing.
- Advocates for innovative solutions to affordable housing problems.

[Download a One-Pager on CHSA Development](#)

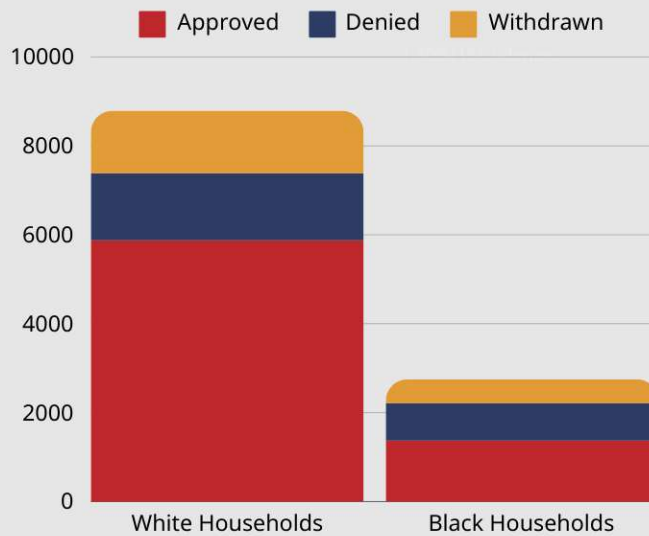
## DID YOU KNOW?

Over half of Savannah residents are Black,  
but Black applicants file only 24% of mortgage applications.

Overall mortgage applications have declined by 53% in the Savannah MSA since 2021. Unfortunately, the percentage of Black households applying for a mortgage remains starkly lower compared to White households. In addition, the percentage of Black household mortgage applications denied has increased, from 21% in 2021 to 28% in 2023. Applications withdrawn by the applicant of both races were 15% in 2021, but in 2023, 18% of black applicants withdrew from the process. CHSA is committed to racial equity in lending.

### Mortgage Applications by Race

Savannah MSA



Source: FFIEC, 2023

### WILLIE DASHER BUILDS NEIGHBORHOODS ONE HOUSE AT A TIME

"My favorite moment is the final inspection with a new owner!"



Mr. Willie Dasher of Dasher Construction poses with his wife Stephenie Dasher of SLD Development, LLC, and Willie Dasher, Jr. of Grateful Construction LLC.

Affordable housing construction is not as easy as Willie Dasher makes it look. The low-key, genial contractor runs his construction site with a gentle demeanor that belies his relentless focus on quality. Willie Dasher knows exactly what details matter - and his workers know that he will notice if it isn't done right. This is why his company has received contracts from CHSA Development for two decades .

Dasher is one of many minority-owned housing developers and contractors working with CHSA Development. Through one of CHSA's innovative loan programs, Mr. Dasher has been able to access small business capital at a low interest rate. All of the contracts offered by CHSA Development in 2022 were to minority-owned businesses. CHSA loans are provided to construction businesses developing affordable housing only and are subject to some restrictions.

Dasher has constructed hundreds of homes in Savannah. Asked for his favorite part of his job, Dasher doesn't hesitate. "I love the final walk-through with the new owner," he says. "To enjoy their joy at imagining this house as their own is something I never get tired of."

Dasher's family are all involved in contracting and housing development. Stephenie Dasher points to CHSA executive director Anita Smith-Dixon as a

mentor. “When I hit a roadblock, she helps me think through the problem solving process to find my own answers,” says Mrs. Dasher.

CHSA Development offers technical assistance and other services to contractors. Call 912-651-2169 to find out more about CHSA Development and contractor services.

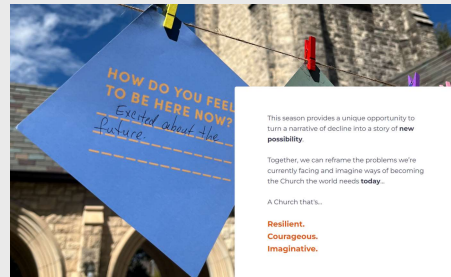


Opportunity Finance Network annual conference will be October 21-24, 2024 in Los Angeles

[Register Here](#)

### RootedGood helps faith-based organizations invest in affordable housing!

*Rooted Good helps congregations reimagine the use of their sacred space. Their resources address stakeholder buy-in, developer partnerships, neighborhood association buy-in, and legal issues. CHSA stands ready to help with financing and technical assistance. Call 912-651-2169!*



[View the congregation resources!](#)

## 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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Community Housing  
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**Financing Affordable Homes since 1989**