



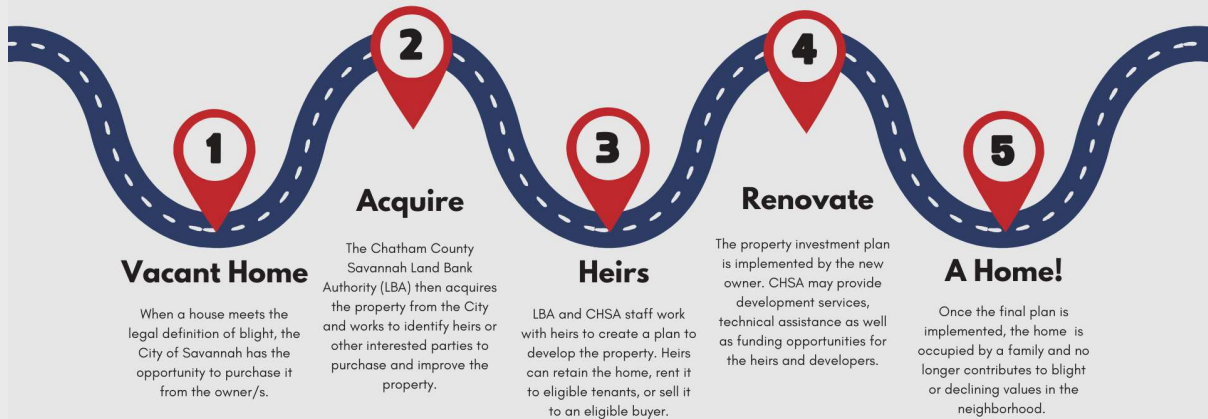
The Insider Update

Community Housing News

Volume 2 Number 11 - December 2024

Part Three: Property Renovation & Management Home for the Holidays!

FROM TANGLED TITLE TO RENOVATED RENTAL



www.chsainc.org EIN 58-1850981 912-651-2169

Patience pays off. Andre and Makia Jenkins wanted his childhood home to stay in the family. After acquiring the property from the Land Bank Authority, they worked with CHSA to design the renovation. Andre Jenkins was able to serve as the developer with technical assistance from CHSA.

For property owners who commit to creating an affordable rental, CHSA has both financing and resources. Jenise Irizarry, housing construction inspector with CHSA, says, “CHSA has experience in design elements that are beautiful but not out of reach financially. Several mission-driven contractors, dedicated to our goal of creating and retaining affordable housing, collaborate closely with us.”

Renovations on the 3-bedroom, 2-bath home took about six months to complete. Makia says, “When I saw how great it looked after the renovation, I almost wanted to move in myself.” But, they decided to rent out the property as a long-term wealth strategy for their family.

“CHSA helped me to access landlord training, which was very helpful,” says Andre. “But, we decided to go with a property management company because of their experience.” A property manager already has processes in place and rental agreements, protecting both landlord and tenant.

Natalie Asencio with Edge Realty is the property manager. She says, “Securing desirable tenants requires being diligent and fair in marketing with a good screening process. Landlords have to be proactive in maintaining and repairing the property.” She emphasized the importance of a collaborative approach. “We understand the perspectives of both landlords and tenants, and we engage in frequent brainstorming sessions with our clients to understand how to best care for the home.”

Happily for the Jenkins family, Edge Realty has just approved renters, who will move into the home by the end of the year.

They are HOME for the holidays...in the house where Andre's grandmother raised him. This video below shows the beautiful interior! (Pictures courtesy of Snapshot Media Group.)

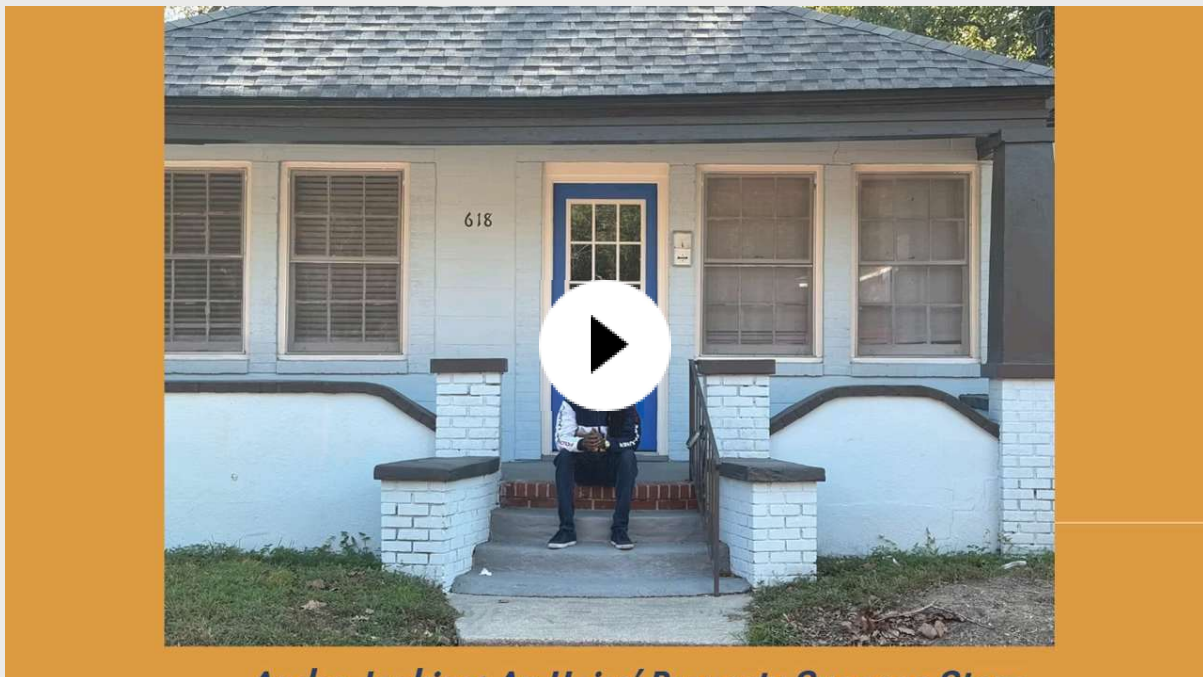
To find out more about supporting the Heirs’ Property Program at CHSA, contact Anita Smith-Dixon at 912-651-2169 or asmithdixon@chsainc.org.

This is Part 3 of a 3-part series on Heirs' Property Opportunities.

Part 1 (October): [A Legacy of Family Love](#)

Part 2 (November): [Thankful for Technical Assistance from CHSA](#)

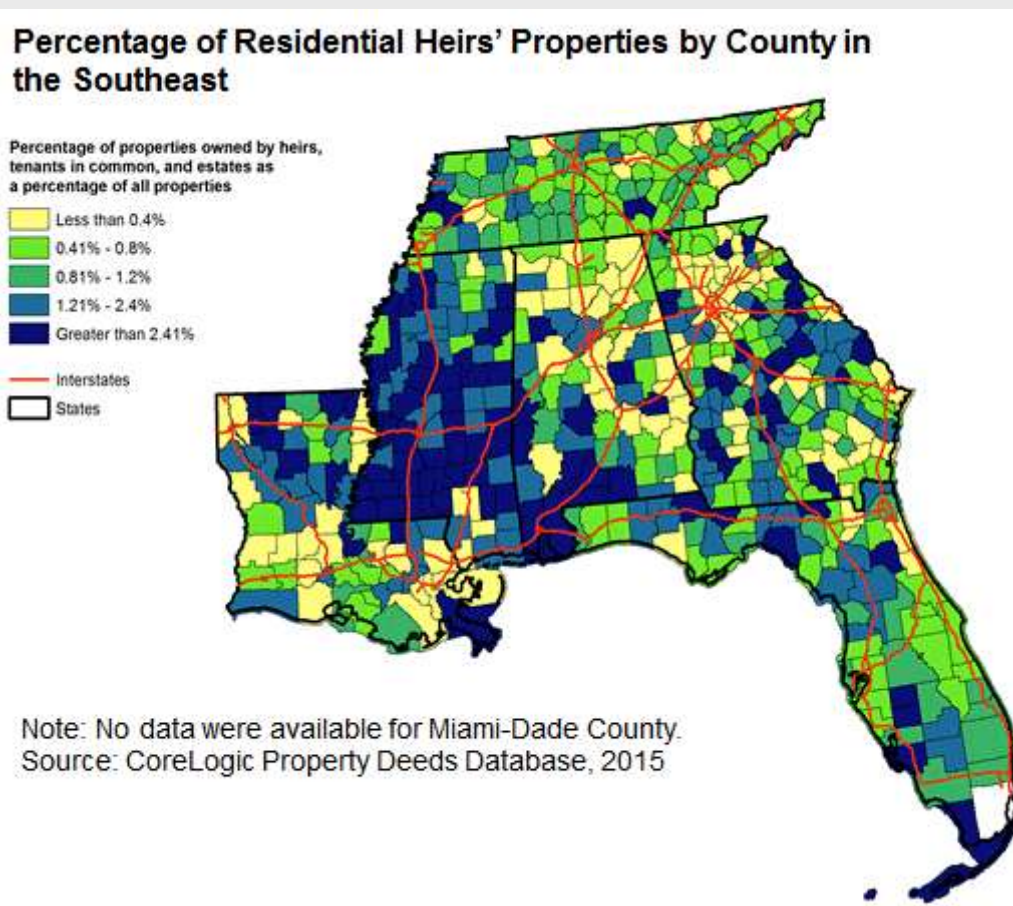
Part 3 (December): Home for the Holidays!



DID YOU KNOW?
As many as 2800 houses in Chatham County may have

tangled titles and need heirs' property assistance.

In 2016, Federal Home Loan Bank of Atlanta conducted a study of the prevalence of heirs' properties across the Southeast. They estimated that 0.4% of all properties in Chatham County may have heirs' property issues. In 2023, Fannie Mae estimated that 1.4% of all county properties may have tangled titles. CHSA works with the Land Bank Authority to identify heirs and present options to them. Call CHSA at 912-651-2169 for more information.



**ANNUAL MEETING - CHSA,
 CHSA Development and Housing Savannah
 Speaker: Dr. Michael Toma of Georgia Southern University**



CHSA, CHSA Development and Housing Savannah held their annual meeting on December 16, 2024, at The Pirate's House. CHSA thanks all our partners and friends who continue to support our mission to create and retain affordable housing, particularly the City of Savannah, the Georgia Port Authority and the Civis Foundation (formerly the Galvan Foundation).

The keynote address was by Dr. Michael Toma, Economist and Professor at Georgia Southern University. **His message to the crowd was simple: the affordable housing crisis is getting much worse in our region.** Over two-thirds of low income households are paying more than 50% of their income on rent, sometimes as much as 90%! We look forward to sharing his research in future newsletters. The time is now to come together to create local solutions!

[See pictures from the meeting!](#)



Mrs. Naomi Brown's Neighborhood Notes

**BOY SCOUTS CLEAN UP YARD FOR
A GRATEFUL HOME OWNER**
"This is what makes neighborhoods work!"



Mrs. Jeanne McGee poses in her back yard after Boy Scout Troop 210 landscaped it for her as a volunteer project.

When communities come together, young people learn to take pride in their neighborhood. And in fact, when we give young people the opportunity to do something, they will take pride in themselves. They will see themselves as the people who can do something to make our city a better place to live. And this leads to Savannah being a stronger community.

While visiting a nearby property, CHSA staff noticed that the backyard at 2009 Florence Street was overgrown and in dire need of attention. The homeowner, Mrs. Jeanne McGee, had kept the front yard up, but was unable to address the back yard by herself. Hearing of this need, I called in some generous Boy Scouts that I know.

Members of Boy Scouts Troop 210 under the direction of Mr. Herbert DeLoach, Sr., came to inspect the property, and agreed they would help Mrs. McGee out. Mr. Gene Prevatt of the City of Savannah helped us to secure a dumpster for the

green waste. And Mrs. McGee provided the needed trash bags and pizza for lunch for the crowd.

The Scouts, ages seven to sixteen, arrived at 8 am on a Saturday and got to work. Mr. DeLoach supervised the work of chainsaws as well as lawn mowers. Family members of the troop also came to help, and it took most of the day. I am so proud of this group of young people and their families who cared about someone who physically could not do the work that was needed.

Mrs. McGee was delighted with the results! Friends, let us invest in young people by giving them the opportunities to be a part of community renewal. They will show us by their hard work and dedication that Savannah has a very bright future!



Image courtesy of Housing Authority of Savannah.

Housing Authority of Savannah to build 86 new homes for seniors with modest incomes

The homes will be east of the downtown Historic District. The developer is Paces Preservation Partners, who will create 86 units in the former Blackshear Homes. Construction is expected to begin in 2025.

[More Information](#)

GEFA Begins Beta Test for Home Energy Rebate Program

The Home Energy Rebate program will officially begin in March 2025 - go to GEFA website to sign up to be a contractor.

[Watch GEFA's Webinar](#)



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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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