



Community Housing Services Agency 2024 Annual Report

On April 12, 1989, Community Housing Services Agency was founded by a visionary group of community leaders representing both public and private organizations.

CHSA has come a long way since then!

Humble, talented and visionary people came together to create homes for their neighbors!

And without seeking personal glory or fame.



Anita Smith-Dixon
Executive Director

In the next 35 years, CHSA pledges the following recipe for success:

- Listening to our fellow neighbors share their dreams for their community;
- Creating housing opportunities that match community needs;
- Collaborating with partners to secure financing.

Won't you join us?

A handwritten signature in blue ink that reads "Anita Smith-Dixon".

P.S. See how our growth has accelerated, thanks to YOUR support!



In the past five years, CHSA has invested over \$11.5M and leveraged nearly \$77M in public and private funding to create and/or renovate over 1200 affordable homes.



Mission

To facilitate the retention, improvement and development of affordable quality housing and neighborhoods through innovative investments and partnerships.

CHSA administers the Savannah Affordable Housing Fund in addition to the CHSA Loan Fund.

CHSA Board of Directors

Deborah Wright, Chair
Fred Madsen, Secretary
Dick Evans, Treasurer
Alicia Gaffney
Bernie Beier
Chad Jacobs
Earline Davis
Marsha Buford
Michael Stephens
Naomi Brown
Sheri Butler

Mission

To consult, buy, construct and/or develop affordable housing, to prevent blight and to promote and create economic development and reinvestment.

CHSA Development Board of Directors

Marsha Buford, Chair
Naomi Brown, Secretary
Dick Evans, Treasurer
Bernie Beier
Sheri Butler



CHSA Development is a subsidiary of CHSA.



Heritage Place 2003.



Cove at Dundee 2023.



Savannah Gardens Phase One Ribbon Cutting 2011.



Cumming Street - New House! 2020.



CHSA Board members and City officials at a groundbreaking in 2002.

2024 Impact

Local investments assist local residents!



Chatham County / City of Savannah Land Bank Authority helps heir retain family property.

The Georgia Ports Authority funds home repairs in near port communities, including Garden City and Port Wentworth.



Civis, known locally as the Savannah Historic Initiative, created new single family homes in Cuyler Brownville.

The Chatham County Home Repair Program began operations in 2024.



What we accomplished together in 2024

- All six phases of Savannah Gardens were completed, including 95 single family homes first-time home buyers.
- Provided trolley tours to government leaders, community members and CHSA donors to advocate for housing opportunities.
- Connected with neighborhood associations to identify workable solutions to housing challenges in their neighborhoods.
- Partnered with Chatham County to start a new Home Repair program for county residents.
- Created new branding and a new website to streamline operations and provide a fresh understanding of our mission.



CHSA Development built a new home in Tatumville to replace a condemned house on this site.

Donations from banks and foundations fund our housing mission!



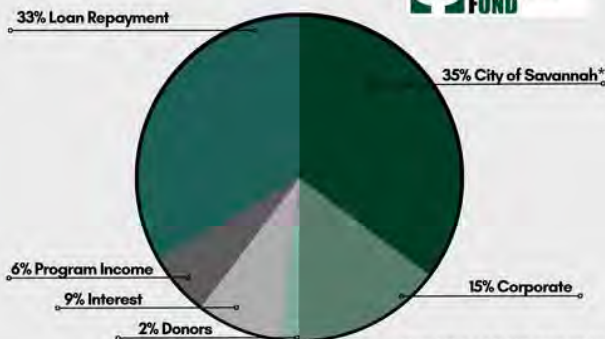
Join us for a trolley tour in 2025!



CHSA administers investments in home repairs by the SAHF.

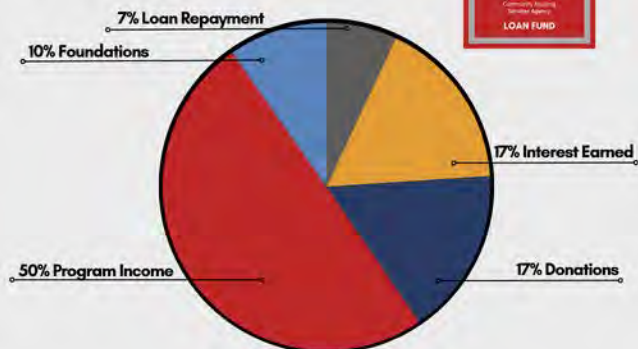
Your Impact by the Numbers

2024 Investments = \$7.1M

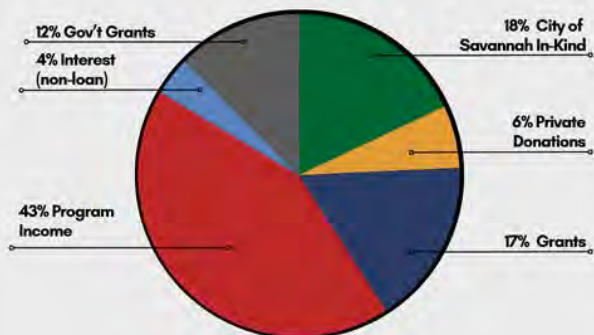


* reflects \$2M of a \$7M SAHF pledge over four years, disbursed in 2022.

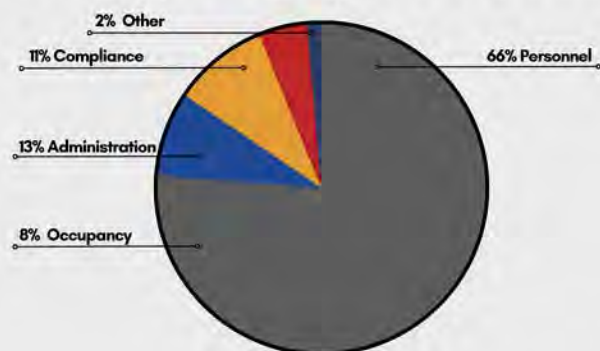
2024 Investments = \$1.2M



CHSA Operating Income: \$798,305



CHSA Operating Expenses: \$712,254



1309

Persons receiving services from CHSA in 2024

314

Housing units created or retained by CHSA and SAHF in 2024

\$6.75

Amount leveraged by CHSA for every dollar invested in affordable housing

887

Persons who received technical assistance in 2024



STAFF

Anita Smith-Dixon, Executive Director

Adela Smith, Administrative Coordinator

Jenise Irizarry, Housing Development Inspector

Cimone' Gilbert, Loan Coordinator



CHSA

Community Housing
Services Agency

CHSA, Inc. is an independent non-profit organization,
EIN 58-1850981. Donations to CHSA are tax deductible.
CHSA is supported by the City of Savannah and the U.S.
Department of Housing and Urban Development.



www.chsainc.org

