



# The Insider Update

Community Housing News

Volume 4 Number 5 - May 2026

## 2025 Impact

### CHSA Stewards Record Level of Investments

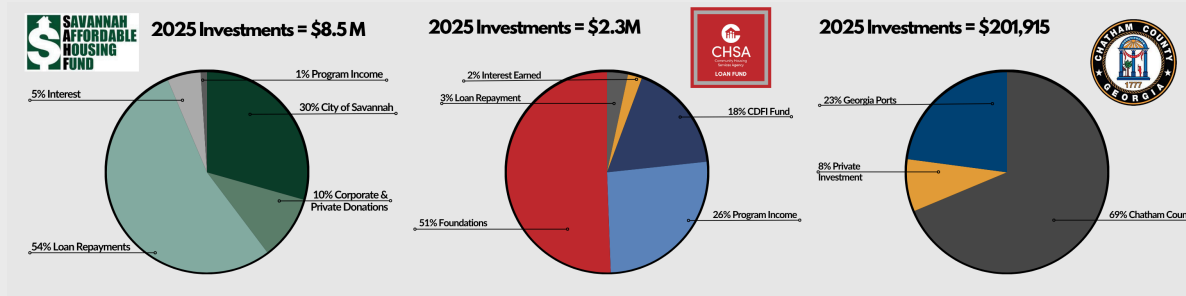


At CHSA, we believe a stable life begins with a stable home. Our vision is simple: making safe, quality homes within reach for all our neighbors. In 2025, we earned trust by building partnerships, and created more housing opportunities than ever before.

Looking ahead to 2026, we are honored to be the anchor of a new countywide strategy to create and retain housing, Housing United. This initiative is a collaboration of the Savannah Economic Development Authority (SEDA), Chatham County, the City of Savannah, and CHSA. CHSA raises, manages, and aligns resources for affordable and workforce housing development, across the entire county.

[Download the Report!](#)

We invite you to partner with CHSA as we expand housing opportunities in 2026.



In 2025, CHSA administered the Savannah Affordable Housing Fund and the CHSA Loan Fund. The successful management of these Funds resulted in CHSA having sufficient capital to offer support for three separate LIHTC applications in 2025, although only one was selected for funding.

CHSA received a \$1M program-related investment from the Erich & Hannah Sachs Family Foundation, which was immediately invested into construction financing for affordable housing projects with our partners. As these short-term loans are paid, the capital can be re-invested into other projects.

**New Support for Home Owners**  
**Community Rebuild and Restore**

# FHLBANK COMMUNITY REBUILD AND RESTORE

## HOUSING UNITED

A Countywide Housing Initiative

Up to \$25,000 available for rehabilitation of existing owner-occupied properties. Grant funds available for Hurricane Helene, Tropical Storm Debby or non-hurricane related repairs.

**LIMITED FUNDING. FIRST COME, FIRST SERVE BASIS.**

The Community Rebuild and Restore program helps families repair their homes after a major disaster. Chatham County was included in the FEMA's Major Disaster Declarations, due to Hurricanes Debby and Helene. As a result, homeowners may be eligible to receive up to **\$25,000** for **disaster or housing resilience repairs**. To qualify, your household income must be **80% or less** of the average income for your area. You also need to have owned and lived in your home at the time the disaster took place. This is a first come, first served opportunity and funds are limited. This program is here to help our neighbors to rebuild or repair their homes.

For more information on this program, call Cynthia Holly at 912-651-2169 or by email at [cholly@chsainc.org](mailto:cholly@chsainc.org).

[More Information](#)

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**A Life of Investing in Others**  
**Honoring Miss Bernice Rivers!**



Miss Bernice Rivers posed in her living room with CHSA Development Board Member Naomi Brown. She bought the home with her sisters in 1952.

CHSA was honored to help Miss Bernice Rivers to age-in-place, thanks to repairs provided in part by the Savannah Affordable Housing Fund. Miss Rivers died on May 15 at the age of 99 years. A retired teacher for the Catholic schools in Savannah, she was remembered fondly by many former students.

Ms. Allyson Blue says, "At St. Benedict's, she didn't just teach us—she shaped us. She gave us knowledge, yes, but she also gave us structure, love, and the kind of discipline that only comes from someone who genuinely believes in who you can become. She saw something in every little face that walked through her door, and she refused to let us be anything less than our best."

We wish the family of Miss Bernice Rivers the comfort of happy memories of her, alongside her insightful remarks. She often quoted the poet Langston Hughes, "*Life for me ain't been no crystal stair.*" May you rejoice on that crystal stair at last, Miss Rivers!

(Because Miss Rivers made a will as part of the process of getting repairs through the City of Savannah Home Repair program, the family home will remain in her family. This is a beautiful legacy for any family.)

[Create a Will FREE!](#)



## How CDFIs are the Future of Place-Based Investing

Aaron Seybert of the Kellogg Foundation argues that the future of place-based investing is intrinsically tied to the future of community development financial institutions, or CDFIs.

[Read the article](#)

## Case Study: From Advocacy to Action with the Savannah Affordable Housing Fund

The Institute on Race, Power and Political Economy featured the Savannah Affordable Housing Fund as a case study!



[Read the article!](#)



*Our Office Moved!*



**6600 Abercorn Street  
Suite 100  
Savannah, GA 31405**

*Effective 3/13/2026*

## 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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**CHSA**

Community Housing  
Services Agency

**Financing Affordable Homes since 1989**