



**DOORKNOCKER AWARDS
HONORABLE MENTION
CITY OF SAVANNAH, GA**

AWARD CATEGORY: Neighborhood Revitalization

PARTICIPATING JURISDICTION: City of Savannah, GA

PROJECT/PROGRAM NAME: Cuyler-Brownsville Neighborhood Revitalization Model

HUD REGION/FIELD OFFICE: Region IV; Atlanta Field Office

HOME UNITS/TOTAL UNITS: 121 HOME units / 213 total units

HOME FUNDS/TOTAL FUNDS: \$4,507,717 HOME funds / \$24,307,889 total funds

PARTNERS:

- Neighborhood Association
- State of Georgia
- Federal Home Loan Bank
- Mercy Housing SouthEast
- Savannah Electric
- Variety of Bank/Mortgage Companies
- Local nonprofit developers and minority-owned contractors

FUNDING SOURCES:

• HOME	\$ 4,507,717
• Federal Home Loan Bank	\$ 140,000
• CDBG	\$ 677,356
• State of Georgia Grant	\$ 500,000
• City General funds	\$ 1,871,300
• Bank/Mortgage Company Loans	\$ 4,421,381
• LIHTC and Historic Tax Credits	\$11,420,247
• Cash Investment	\$ 535,888
• Savannah Electric Weatherization Grants	\$ 3,000
• Volunteer Labor	\$ 180,000
• City Water/Sewer Fund	\$ 51,000

BRIEF NARRATIVE DESCRIPTION:

This project demonstrates a complex large-scale revitalization based upon an inclusive planning process involving multiple stakeholders. The Cuyler-Brownsville neighborhood, which is one of Savannah's oldest African-American neighborhoods and home to several important African-American cultural institutions, contained numerous dilapidated, abandoned, and vacant properties, many with title problems. The Cuyler-Brownsville neighborhood revitalization project began with adoption of an Urban Redevelopment Plan and the Land Use Plan as authorized under Georgia Urban Development laws. The City worked closely with neighborhood groups, historic preservation groups, local lenders, area developers, and other interested groups to address their concerns, ensuring community support and expanding potential financing sources. Challenges included using the power of eminent domain to acquire vacant land and adhering to stringent historic preservation requirements. The neighborhood is now characterized by its attractive neo-traditional homes. The homeownership rate in the area increased by 40%; land values and housing sale prices increased by 180% and 13%, respectively. The City now uses the urban redevelopment planning process piloted in this project in other revitalization efforts.

FOR MORE INFORMATION CONTACT:

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