



## Dear friends of CHSA,

CHSA has seen the community of Savannah come together to support affordable housing in 2022. Inspired by the Housing Savannah Task Force's leadership, CHSA leveraged public and private resources to create more homes for all. The challenges are great - but our resolve is strong! The impact that we are making will change lives, especially for our children. Together, we are building a community with safe, quality affordable homes for all our neighbors!



Anita Smith-Dixon  
Executive Director

*Anita Smith-Dixon*

# 2022 Annual Report

## Mission

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

## CHSA

### Board of Directors

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

### CHSA Development Board of Directors

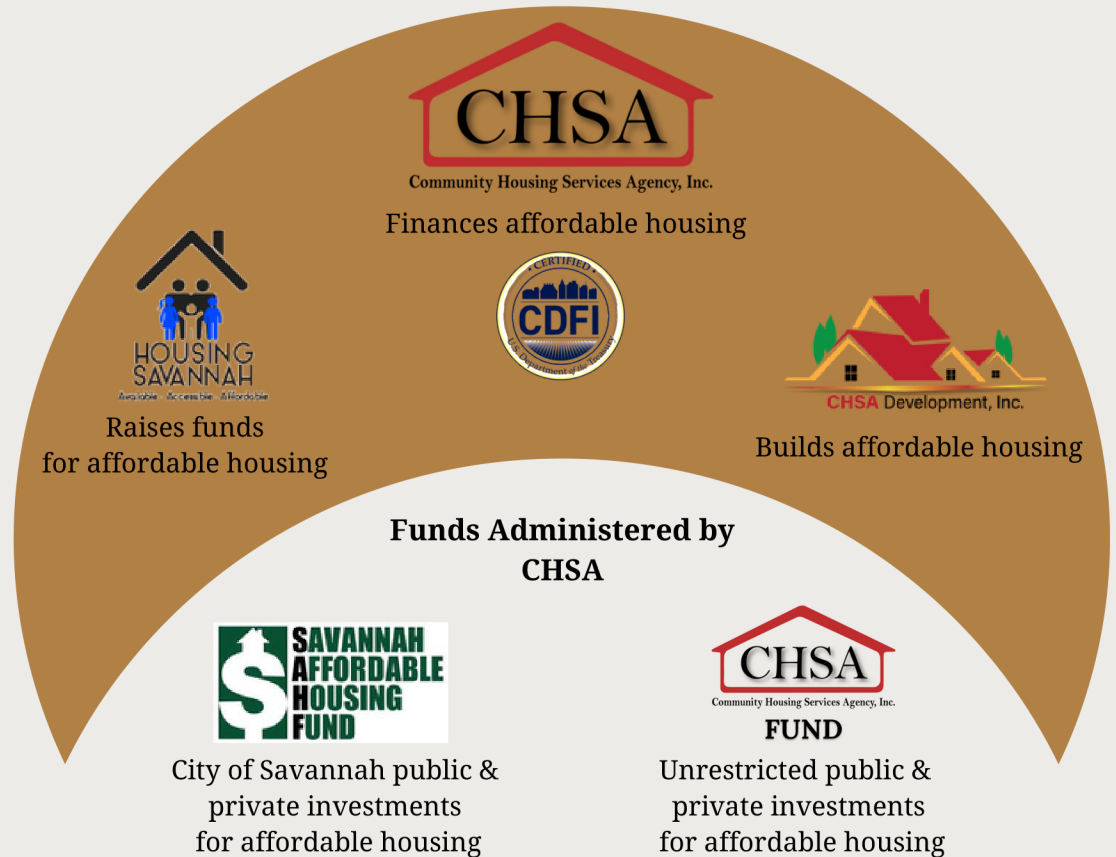
Israel Small, President  
Marsha Buford, Secretary  
Dick Evans, Treasurer  
Bernie Beier  
Naomi Brown  
Sheri Butler

## Staff

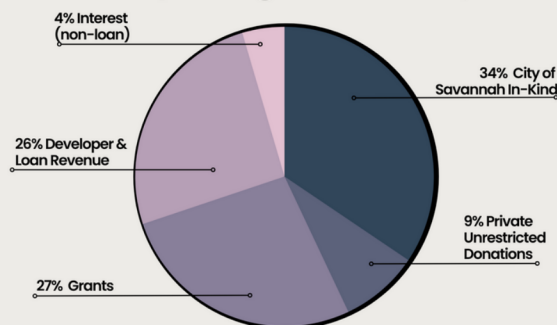
Anita Smith-Dixon, Executive Director  
Adela Smith, Administrative Coordinator  
Dennise Campbell, Lending Coordinator  
Jenise Irizarry, Housing Development Inspector

## Contact

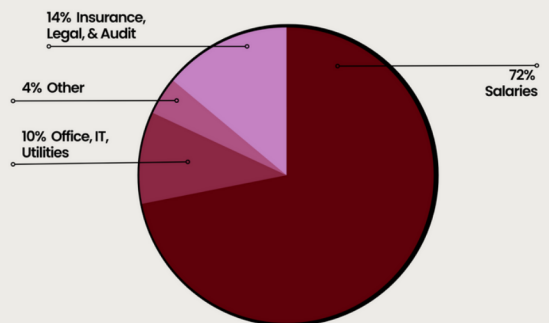
5515 Abercorn Street  
Savannah, GA 31401  
912-651-2169  
info@chsainc.org  
EIN 58-1850981



## CHSA Operating Income: \$388,556



## CHSA Operating Expenses: \$388,224



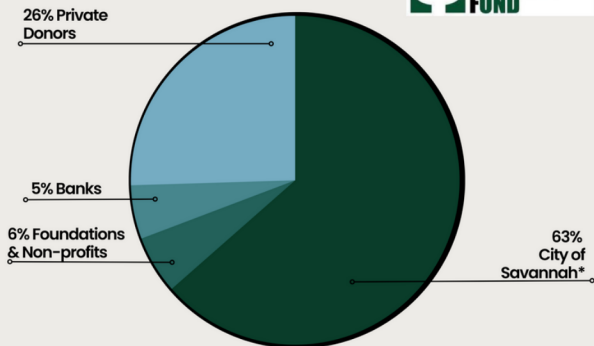
## WHAT WE ACCOMPLISHED TOGETHER IN 2022

- Partnered with the Housing Savannah Task Force to create Housing Savannah, Inc., to raise funds and implement the task force's recommendations.
- Partnered with the City of Savannah and Family Promise of the Coastal Empire to create seven transitional homes for families experiencing homelessness.
- Partnered with minority-owned contractors and developers for 86% of overall CHSA-financed projects
- Partnered with the Chatham Savannah Authority for the Homeless (CSAH), the City of Savannah and the Land Bank Authority to create Dundee Cottages.
- Partnered with the City of Savannah, Mercy Housing, and the Land Bank Authority to open Phase Six of Savannah Gardens, creating 85 rental units.



Ground breaking ceremony for Dundee Cottages, a multi-use tiny home community.

2022 Investments = \$1.57M



\* reflects \$1M of a \$7M SAHF pledge over four years, paid in 2022

CHSA administers the SAHF, providing financing for affordable housing. Housing Savannah raises funds for the SAHF.

## Your Impact By the Numbers

**697**

Persons who received housing financed by CHSA or SAHF

**479**

Housing units financed by CHSA and SAHF in 2022

**\$2.27M**

SAHF and CHSA total investments in 2022

**\$19.2M**

Amount of funding leveraged by CHSA to finance affordable housing

**106**

Rental unit renovations financed by CHSA



CHSA, Inc. is an independent non-profit organization, according to IRS Section 501(c)3. Donations to CHSA are tax deductible.

[www.chsainc.org](http://www.chsainc.org)



CHSA Development contractors from Grateful Construction, Dasher Construction and SLD Development pose at a ground breaking



Anita Smith-Dixon celebrates with the new owners of a home built by CHSA Development and financed by CHSA and the SAHF.