



REQUEST FOR PROPOSALS

2205/2207 MLK Jr. Blvd.

An HSF Revolving Fund Property



The Opportunity

HSF is pleased to present a unique development opportunity to create affordable housing and restore a Victorian-era home on Martin Luther King Jr. Blvd. in historic Cuyler-Brownville. The properties are directly across MLK from Wells Park and nearby the former St. Paul's Academy (soon to be rehabbed into housing). The properties are within walking distance from numerous restaurants, local businesses, SCAD buildings, and located on a CAT bus route. Numerous incentives are available including state and federal rehabilitation tax credits, Enterprise Zone, and technical assistance from HSF through the whole process.



The buyer is expected to redevelop two adjacent properties: 2205 MLK is an existing historic property to be restored and 2207 MLK is a vacant lot to be redeveloped with new construction. 2207 MLK must be developed as affordable housing under covenants for 10 years. Both properties will be subject to a preservation easement held by HSF in perpetuity. See next page for details.

Conditions	2205 MLK	2207 MLK
Square footage	1,712 sqft (built in 1901)	Lot size: 2,400 sqft
Redevelopment Plan	Rehabilitation	New Construction
Zoning	TC-1	TC-1
Historic District Overlay	Cuyler-Brownville HD	Cuyler-Brownville HD
New Use	Market Rate Housing	Affordable Housing
Affordability Covenants	None	10 years
Preservation Easement	Perpetuity	Perpetuity
Incentives available	State (25%) and Federal (20%) Rehab Tax Credits, plus city tax abatement, Tech assistance from HSF	City tax abatement, Tech assistance from HSF

Minimum Bid: \$60,000 - Buyer is to pay all closing costs. Both properties are to be sold as-is, with no warranty.

Background

There were two identical homes at 2205 and 2207 MLK. The first tenants of 2205 MLK were Adoniram J. Thorpe and his wife Effie. A.J. was the manager of the Singer Sewing Machine Co. Records indicate the Thorpe Family lived in the house for nearly six decades. By the year 2000, the house was vacant and boarded up, and has remained such for 20 years now. The house at 2207 had a fire in 2012 and was torn down the following year. The adjacent 2205 sustained damage in the fire, however, many original architectural features remain intact including hardwood floors throughout, pocket doors, wainscoting, and an impressive main staircase with diagonal tongue & groove details.

Affordable Housing Requirement

During the “Affordability Period” (10 years), the Purchaser or any successor or assign must abide by the following parameters:

- 100% of the units developed on the vacant lot at 2207 MLK must have a rent not exceeding the U.S. Department of Housing and Urban Development (HUD) published Fair Market Rents for Chatham County.
- Those same units must abide by the following income eligibility standards; Those units must not have a household income that exceeds 120% AMI (Area Median Income).
- If at any point during the tenants’ occupancy, after initially meeting income eligibility, their household income increases to exceed 200% AMI or more, they will no longer be eligible to remain in said unit. Tenants will then have until the end of that lease period to relocate. Upon verifying income eligibility, the Purchaser is not to extend the lease of any tenant who exceeds this threshold. Tenant is to be made aware of this term of occupancy prior to moving in.
- The aforementioned standards of affordability apply to the real estate of the property during the Affordability Period.

Preservation Easement Requirements

As a condition of sale, Historic Savannah Foundation will place a protective easement on both properties, which requires HSF’s review and approval of any new construction; or changes to the existing historic building (to include oversight of certain interior elements). The easement is a legally enforceable deed restriction and runs with the property in perpetuity. Per the easement, substantial work on the subject properties must commence within 5 months of closing, and completed within 18 months of that same date. The rehab and new construction may be executed simultaneously, or in separate phases. If a phased approach is preferred, then the rehab of the historic house at 2205 MLK must be completed first. The time period between phases is subject to approval by HSF.

Offer Submission Form - 2205/2207 MLK Jr. Blvd.

Name	
Company Name	
Phone	
Email	
Address	

Proposal

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Outline your plans for the preservation of the property, as well as its intended end-use. Include your qualifications and experience on similar rehab projects of historic properties. (Use attachments, photos, and additional pages if necessary).

Minimum Bid: \$60,000

Bid Amount	
Source of Funds	

Scoring System

HSF's Revolving Fund Committee will review proposals using a 100-point scoring system based on the following: bid amount (25 points); past experience with historic properties (25 points); intended end-use and preservation plan (25 points); committee discretion based on their knowledge and experience with projects of this kind (25 points).

The deadline for submitting complete bid packages is midnight on Friday, August 27, 2021. Offers can be submitted on-line or by mail to HSF's office @ 321 E. York St., Savannah, GA 31401

Please visit myHSE.org for a virtual tour. Access to the house will be provided to the winning bid during the due diligence period.

Photos - 2205 MLK Jr. Blvd.



1) Exterior view of 2205 MLK, north facade 2) Front hall and staircase 3) Front parlor, facing dining room 4) Dining room facing front parlor



5) Kitchen 6) First floor bathroom built in former back porch 7) Upstairs hallway 8) Bedroom #1



9) Trunk Room 10) Bedroom #2 11) Second floor bedroom 12) Rear of property and vacant lot at 2207 MLK

Additional On-line Resources (Visit myHSF.org)

HSF Revolving Fund Available Properties

County Property Card - 2205 and 2207 MLK Jr. Blvd.

Google Maps view of property

HSF "Request for Alterations/Repair to Property Under Easement or Covenant" form and application

Secretary of the Interior's Standards for Rehabilitation

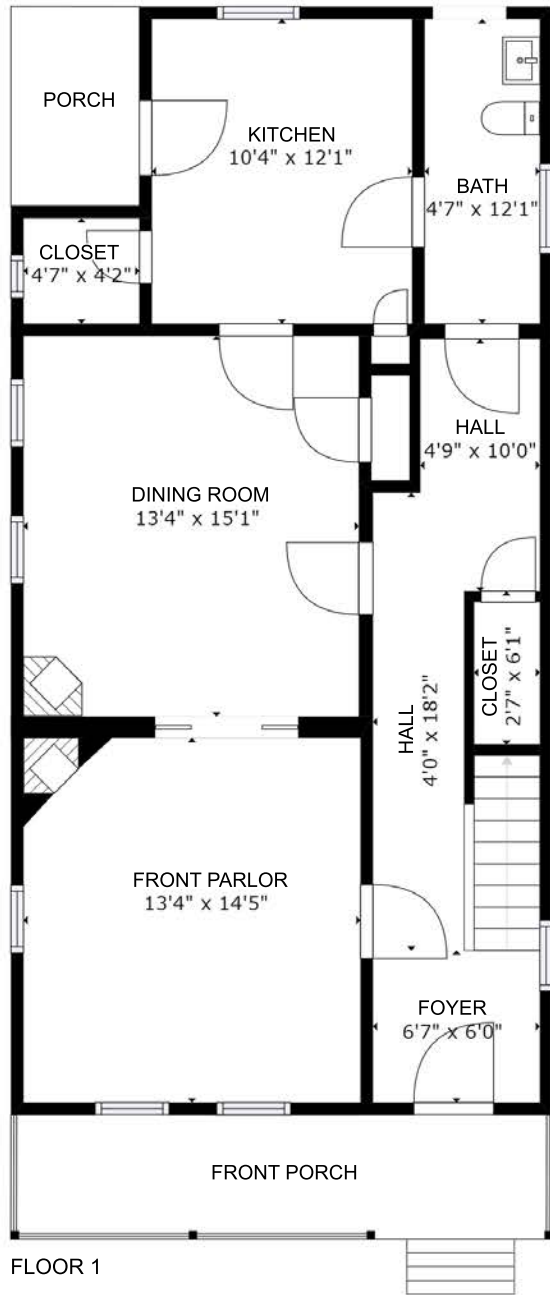
National Park Service "Preservation Briefs"

Draft of an HSF Conservation Easement

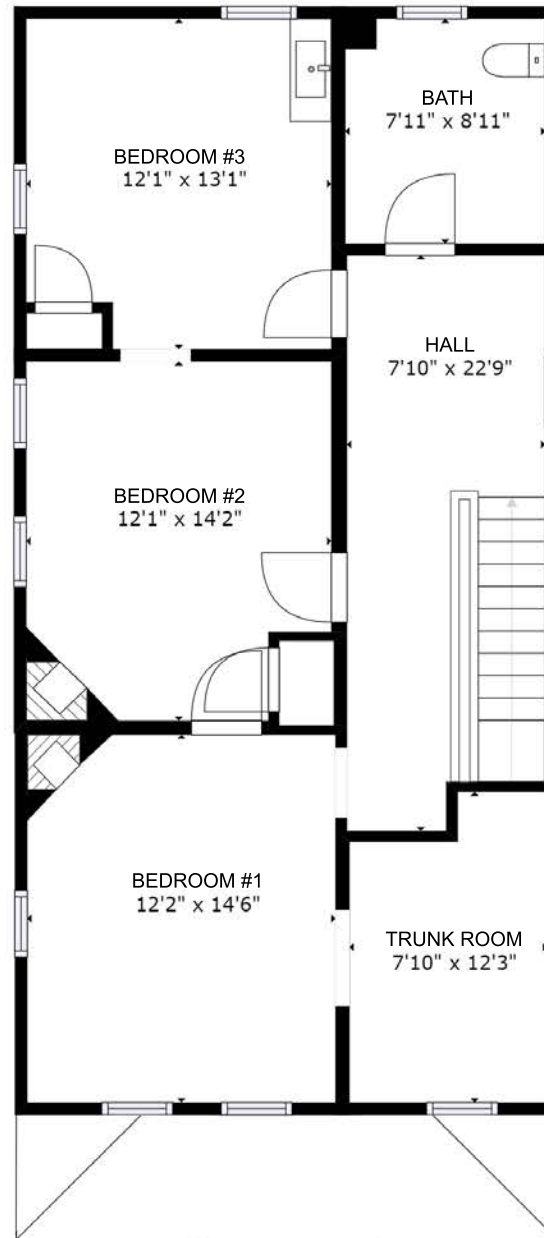
Affordability Covenants for 2207 MLK Jr. Blvd.



myHSF.org



FLOOR 1



FLOOR 2



Thorpe House
 2205 Martin Luther King Jr. Blvd.
 Savannah, GA 31415

GROSS INTERNAL AREA
 FLOOR 1: 838 sq ft, FLOOR 2: 874 sq ft
 EXCLUDED AREAS: , PORCH: 40 sq ft
 TOTAL: 1712 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.