



## Agenda Item No. 1 – *New Business* CONSENT AGENDA

### **RECOMMENDED ACTION:**

Approve Consent Agenda

### **BACKGROUND:**

To make efficient use of meeting time, the Board has authorized the use of a consent agenda as part of the Housing Authority’s regular meeting agenda. The consent agenda will condense the routine business of the Board into a single motion.

### **ANALYSIS:**

Items on the consent agenda will not be discussed prior to action. However, if any Board member believes that any item on the consent agenda requires discussion, the Board member may request that the item be removed from the consent agenda and placed on the regular agenda for consideration. The following table details the consent agenda items for Tuesday’s meeting, along with the action to be accomplished by approval.

CONSENT AGENDA ITEM	TO BE ACCOMPLISHED
(A) September 14, 2021 Regular Meeting Minutes	Approve Minutes
(B) Financial Report	Receive Report
(C) Development Services Report	Receive Report
(D) Asset Management Report	Receive Report
(E) Resident Services Report	Receive Report
(F) Assisted Housing Programs Report	Receive Report

### **BOARD CONSIDERATION AND ACTION:**

Approve Consent Agenda

# Consent Agenda Item (A)

## MEETING MINUTES

**The proposed minutes of the September 14, 2021 regular meeting are presented on the following pages for approval.**

The Housing Authority of Savannah is governed by a five-member Board of Commissioners, appointed by Savannah City Council to serve for five-year terms. The Board of Commissioners holds its meetings on the second Tuesday of the month.

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G. Lind Taylor  
Chairman

Wanda Parrish  
Vice Chairwoman

Darrel Daise

Edward Gresham

Thomas Henry

**DRAFT FOR APPROVAL**

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF SAVANNAH**

**September 14, 2021**

The Board of Commissioners of the Housing Authority of Savannah met in regular session at the office of the Housing Authority of Savannah, 1407 Wheaton Street – Building A and simultaneously by telephone conference, beginning at approximately 12:15 p.m., Tuesday, September 14, 2021. The simultaneous teleconference meeting format was held to limit in-person interaction as a result of the novel coronavirus pandemic. The meeting was called to order by Chairman G. Lind Taylor and upon roll call those present and absent were as follows:

Present in person: G. Lind Taylor, Chairman  
Wanda Parrish, Vice Chairwoman  
Darrel Daise  
Edward Gresham  
Thomas Henry

Absent: None

Also present were Executive Director Earline Wesley Davis, Director of Finance Robert Faircloth, Director of Human Resources Shannell Hardwick, Director of Development Services Rafaella Nutini and Management Analyst Tammy Brawner. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP was also in attendance.

The Chairman opened the meeting with a moment of silence.

### **APPROVAL OF CONSENT AGENDA**

The Consent Agenda included the minutes of the August 10, 2021 regular meeting, the Financial Services Report, Development Services Report, Asset Management Report, Resident Services Report and Assisted Housing Programs Report. Commissioner Henry made a motion to approve the consent agenda. Commissioner Daise seconded the motion and it passed unanimously.

### **FY 2020 AUDIT PRESENTATION**

The Housing Authority of Savannah has recently completed its fiscal year-end audit. Thomas Carr of Aprio, LLP provided a virtual presentation to the board regarding the Report on Examination of Financial Statements and Supplemental Data for fiscal year ended March 31, 2020.

### **ADOPTION OF TEMPORARY GROUND LEASE WITH THE CITY OF SAVANNAH**

Director of Development Services Rafaella Nutini addressed the Board of Commissioners, notifying them that the City of Savannah is planning to undertake a major sanitary sewer system upgrade project in 2022. The project includes upgrade of a lift station and replacement of force main pipes within the City that will ultimately ensure the uninterrupted flow and efficient transportation of sanitary sewage in Savannah. On May 13, 2021, the Development Services Department of the Housing Authority of Savannah (HAS) was informed that, once the project begins, the City will be in need of a laydown area for long strings of steel casing and PVC carrier pipes, and that therefore, the City would be interested in utilizing as such a HAS-owned property near the corner between President and Randolph Streets (Identification Number 2001404009).

In order to support this important public infrastructure project to be led by the Water & Sewer Planning & Engineering Department of the City of Savannah, HAS is planning to enter into a Temporary Ground Lease Agreement that will give the City the right to utilize the property for construction staging purposes until June 30, 2022, when the City expects the project to be complete.

After some discussion, Commissioner Henry made a motion, seconded by Commissioner Parrish, that the Housing Authority of Savannah enter a temporary ground lease with the City of Savannah, as outlined above. The motion passed unanimously.

**ADOPTION OF MANDATORY VACCINATION POLICY**

Director of Human Resources Shannell Hardwick gave a presentation to the Board regarding a proposed mandatory vaccination policy for HAS employees that the Commissioners had received for review prior to the meeting. The U.S. Food and Drug Administration approved the Pfizer-BioNTech COVID-19 Vaccine, on August 23, 2021, for all individuals 16 years of age and older. With this announcement, HAS feels that it is in the best interest of the health and well-being of all employees moving forward to require that, as a condition of continued employment, all employees must receive the vaccine against COVID-19 by October 25, 2021.

There was a discussion held among the Board, staff and legal counsel regarding the proposed policy. After the discussion had taken place, Commissioner Parrish made a motion to adopt the mandatory vaccination policy. Commissioner Daise seconded the motion. The motion passed with Commissioner Gresham opposing.

**EXECUTIVE DIRECTOR'S REPORT**

Executive Director Earline Davis provided a written report to the Board, which immediately follows these minutes.

There being no further business, the Chairman asked for a motion to close the meeting. The motion was made and seconded by Commissioner Gresham and Commissioner Parrish, respectively.

The motion passed unanimously, with the Chairman declaring the meeting adjourned at 1:21 p.m.

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Secretary

ATTEST:

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Chairman

Approval Date: October 12, 2021

## Consent Agenda Item (B)

### FINANCE

#### ACTUAL REPORT

#### *PERIOD ENDING 08/31/2021*

**NOTE: The report, as shown, is unaudited and is subject to future adjustments and posting reclassifications.**

**All reports are created using a template from HAS's housing software, Tenmast, except for the Section 8 Programs budgets. Due to the duality of the Section 8 Program budgets (program and operations) we have created manual reports for your review.**

#### **CENTRAL OFFICE COST CENTER (COCC) FOR YEAR TO DATE AUGUST 2021**

##### **Analysis & Comments**

- Total Revenue reflects a cumulative negative budget variance of \$ 50,716.
  - Miscellaneous Income for various positions salaries and benefits reimbursements have yet to be settled.
  - Totals for Actual Asset Management Fees will not be posted until the Fiscal Year End 2022 Audit is completed and HUD approved. The total received is based on each neighborhood that has “excess” cash based on a HUD required calculation that is completed at the end of the year, following the fiscal year approved audit.
  
- Total Operating Expenses reflect a cumulative negative budget variance of \$ 49,168.
- Fund Reports a cumulative loss of \$ 4,474, tracking over budget by \$ 99,884.

The Housing Authority of Savannah Finance Department provides this monthly budget vs. actual report to the Board of Commissioners, as a tool to track all budgets throughout the year. The following report is divided into each separate fund for the fiscal year.

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Robert L. Faircloth  
Director of Finance



## **PUBLIC HOUSING (AMP) REPORTING FOR YEAR TO DATE AUGUST 2021**

### **Analysis & Comments**

- Grant Revenues from Capital Funds have yet to be requested/received from HUD. Also, Capital Fund Grants related to Management Improvements may eventually occur over the course of the fiscal year or be deferred/received in a future period.

#### *AMP 2 – Simon Frazier Homes*

- Total Revenue reflects a negative cumulative budget variance of \$ 82,741.  
Capital Grant Revenue of \$ 179,875 has been realized.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 182,686.

Reports a cumulative profit of \$ 168,664 tracking under budget by \$ 99,945.

#### *AMP 3 – Pickens Patterson Terrace, Single Family Homes*

- Total Revenue reflects a negative cumulative budget variance of \$ 92,410.  
Capital Grant Revenue of \$ 104,444 has been realized.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 267,926.

Reports a cumulative profit of \$ 127,464, tracking under budget by \$ 175,517.

#### *AMP 4 – Horace Stillwell Towers*

- Total Revenue reflects a negative cumulative budget variance of \$ 99,541.  
Capital Grant Revenue of \$ 63,827 has been realized.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 119,643.

Reports a cumulative profit of \$ 114,461, tracking under budget by \$ 20,102.

#### *AMP 6 – Yamacraw Village*

- Total Revenue reflects a negative cumulative budget variance of \$ 15,137.  
Capital Grant Revenue of \$ 232,097 has been realized.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 182,494.

Reports a cumulative profit of \$ 401,816, tracking under budget by \$ 167,357

## **SCB KAYTON, LLC FOR YEAR TO DATE AUGUST 2021**

### **Analysis & Comments**

- Total Revenue reflects a positive cumulative budget variance of \$ 334.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 112,264.

Reports a cumulative profit of \$ 177,143 tracking under budget by \$ 112,598.

Annual Replacement Reserve contributions still need to be accrued as of 08/31/2021.

## **LOCAL FUND FOR YEAR TO DATE AUGUST 2021**

### **Analysis & Comments**

- Total Revenue reflects a positive cumulative budget variance of \$ 166,597.
  - Various Management Fees & Developers Fees related to the Veranda, River Pointe I & II, SCB Kayton, LLC & Waters at Gateway have yet to be realized and posted. Revenue Recognition and receipts will occur throughout the fiscal year.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 70,448.

Reports a cumulative profit of \$ 343,185, tracking under budget by \$ 237,045.

## **BOND FUND FOR YEAR TO DATE AUGUST 2021**

### **Analysis & Comments**

- Total Revenue reflects a positive cumulative budget variance of \$ 15,985.
- The Bond Fund's primary revenue source is from the receipts of Bond Issuance Fees from private/public organizations looking to establish low income housing developments within the Chatham County area.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 1,964.

Reports a cumulative profit of \$ 113,004, tracking under budget by \$ 17,949.



## **HOUSING ASSISTANCE PAYMENTS PROGRAMS FOR YEAR TO DATE AUGUST 2021**

### *Housing Choice Voucher Program*

- 1) The Administrative Section is reporting a cumulative profit of \$ 57,613, tracking under budget by \$ 29,938.
- 2) HAP Expenses are \$ 9,976,061 year to date. The Program Section is reporting a cumulative profit of \$ 127,475. Program Revenues minus Program HAP Costs are expected to break even by fiscal year end.

### *Shelter Plus Care Program*

- 1) The Administrative Section is reporting a cumulative profit of \$ 17,772, tracking under budget by \$ 10,497.
- 2) HAP Expenses are \$ 447,903 year to date. The Shelter Plus Care Grant Program refunds HAS for its Program Housing Assistance Payments dollar for dollar; therefore, HAS expects to receive reimbursement through a requisition process with HUD throughout the year.

### *Single Room Occupancy*

- 1) The Administrative Section is reporting a cumulative loss of \$ 927, reflecting a negative budget variance of \$ 91.
- 2) HAP Expenses are \$ 26,181 year to date. The Program Section is reporting a cumulative loss of \$ 5,734. At the end of each fiscal year, the Single Room Occupancy Program uses a Year End Settlement (YES) that determines whether the authority is to refund HUD or HUD is to refund the authority based on the subsidy received from HUD as compared to the authority's Housing Assistance Payments expensed during the fiscal year; therefore, the calculated net of program revenue and expenses will net to -0- once the YES calculation is completed.

FYE 2022 Analysis of Unrestricted & Restricted Net Assets  
 \*\*\*Supplemental Report to the Monthly Budget vs Actual Financial Report\*\*

HAS Board of Commissioners Meeting

Reporting Month: August-21

	COCC	Public Housing						SCB Kayton, LLC	Local Fund	Local Bond Fund
		Frazier Homes	Patterson and Single Family Homes	Stillwell Towers	Yamacraw Village	AMP 2	AMP 3			
Year to Date Administrative Profit/(Loss)	(4,474)	168,664	127,464	114,461	401,816	177,143	343,185	113,004		
Fiscal Year 2021 Unaudited Ending Balance for Unrestricted Net Position:	105,687	1,291,724	(62,486)	2,017,473	1,003,018	1,511,105	3,899,852	3,194,099		
Year to Date Balance of Unrestricted Net Position:	101,213	1,460,388	64,978	2,131,934	1,404,834	1,688,248	4,243,036	3,307,102		

October 12, 2021

FYE 2022 Analysis of Unrestricted & Restricted Net Assets  
 \*\*Supplemental Report to the Monthly Budget vs Actual Financial Report\*\*

HAS Board of Commissioners Meeting

Reporting Month: August-21

HAP Fund

	Housing Choice Voucher Program	Admin Section	Shelter Plus Care Program	Admin Section	Single Room Occupancy Program	Admin Section
Year to Date Administrative Profit/(Loss)	57,613		17,772		(927)	
Fiscal Year 2021 Unaudited Ending Balance for Unrestricted Net Position:	1,715,752		1,181,911		221,084	
Year to Date Balance of Unrestricted Net Position:	1,773,365		1,199,683		220,157	
Year to Date Section 8 Programs Profit/(Loss)	0	Program Section	0	Program Section	0	Program Section
Fiscal Year 2021 Unaudited Ending Balance for Unrestricted Net Position:	0		0		0	
Year to Date Balance of Restricted Net Position. Shortages will be requested from HUD Held Reserves.	0		0		0	
Year to Date Profit/(Loss) Combined Total for all Section 8 Activities:	57,613		17,772		(927)	

October 12, 2021

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : , 250 - CENTRAL OFFICE COST CENTER  
 For August 2021  
 FDS Budget vs Actual - Summary

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
Total Tenant Revenue	0	0	0	0	0	0
Total Grant Revenue	0	0	0	0	0	0
Total Investment Revenue - Unrestricted	23	392	(369)	102	1,960	(1,858)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	0	7,840	(7,840)	98,241	39,200	59,041
Total Management Fee Revenue	83,604	85,663	(2,059)	421,225	428,315	(7,090)
Total Bookkeeping Fee Revenue	29,018	30,471	(1,454)	146,775	152,355	(5,580)
Total Asset Management Fee Revenue	0	8,980	(8,980)	0	44,900	(44,900)
Total Admin Fee Revenue	0	52,663	(52,663)	212,985	263,315	(50,330)
<b>Total Revenue</b>	<b>112,645</b>	<b>186,009</b>	<b>(73,364)</b>	<b>879,329</b>	<b>930,045</b>	<b>(50,716)</b>
<b>Expenses</b>						
Total Administrative	144,065	150,954	6,889	804,748	754,770	(49,978)
Total Tenant Services	0	0	0	0	0	0
Total Utilities	4,514	3,191	(1,323)	9,209	15,955	6,746
Total Ordinary Maintenance & Operation	8,909	5,457	(3,452)	56,233	27,285	(28,948)
Total Protective Services	0	192	192	3,118	960	(2,158)
Total Insurance Premiums	869	4,966	4,097	9,267	24,830	15,563
Total General Expenses	1,229	2,167	938	1,229	10,835	9,606
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>159,586</b>	<b>166,927</b>	<b>7,341</b>	<b>883,803</b>	<b>834,635</b>	<b>(49,168)</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>(46,941)</b>	<b>19,082</b>	<b>(66,023)</b>	<b>(4,474)</b>	<b>95,410</b>	<b>(99,884)</b>
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	0	0	0	0	0	0
Total Other Expenses	0	0	0	0	0	0
Total Other Financing Sources (Uses)	0	0	0	0	0	0
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>(46,941)</b>	<b>19,082</b>	<b>(66,023)</b>	<b>(4,474)</b>	<b>95,410</b>	<b>(99,884)</b>
Total Asset Purchases	0	3,917	3,917	429	19,585	19,156

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : , 011 - Simon Frazier Homes  
 For August 2021  
 FDS Budget vs Actual - Summary

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
Total Tenant Revenue	34,396	26,182	8,214	159,675	130,910	28,765
Total Grant Revenue	81,355	136,716	(55,361)	596,234	683,580	(87,346)
Total Investment Revenue - Unrestricted	38	1,270	(1,232)	161	6,350	(6,189)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	3,584	5,427	(1,843)	9,165	27,135	(17,970)
Total Management Fee Revenue	0	0	0	0	0	0
Total Bookkeeping Fee Revenue	0	0	0	0	0	0
Total Asset Management Fee Revenue	0	0	0	0	0	0
Total Fees-For-Service Revenue	0	0	0	0	0	0
<b>Total Revenue</b>	<b>119,373</b>	<b>169,595</b>	<b>(50,222)</b>	<b>765,234</b>	<b>847,975</b>	<b>(82,741)</b>
<b>Expenses</b>						
Total Administrative	59,650	61,911	2,261	292,305	309,556	17,251
Total Tenant Services	0	1,798	1,798	3,312	8,990	5,678
Total Utilities	15,782	8,431	(7,351)	55,256	42,155	(13,101)
Total Ordinary Maintenance & Operation	39,946	65,009	25,063	193,182	325,045	131,863
Total Protective Services	0	200	200	466	1,000	534
Total Insurance Premiums	8,716	9,200	484	45,676	46,000	324
Total General Expenses	0	9,302	9,302	6,374	46,510	40,136
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>124,094</b>	<b>155,851</b>	<b>31,758</b>	<b>596,570</b>	<b>779,256</b>	<b>182,686</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>(4,721)</b>	<b>13,744</b>	<b>(18,465)</b>	<b>168,664</b>	<b>68,719</b>	<b>99,945</b>
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	0	0	0	0	0	0
Total Other Expenses	0	16	16	0	80	80
<b>Total Other Financing Sources (Uses)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>(4,721)</b>	<b>13,728</b>	<b>(18,449)</b>	<b>168,664</b>	<b>68,639</b>	<b>100,025</b>
<b>Total Asset Purchases</b>	<b>222</b>	<b>22,890</b>	<b>22,668</b>	<b>581</b>	<b>114,450</b>	<b>113,869</b>

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : , 016 - Patterson Terrace Homes, 017 - Single Family Homes  
 For August 2021  
 FDS Budget vs Actual - Summary

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year-To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
Total Tenant Revenue	32,955	36,256	(3,301)	158,304	181,280	(22,976)
Total Grant Revenue	27,415	81,523	(54,108)	266,840	327,576	(60,737)
Total Investment Revenue - Unrestricted	15	1,147	(1,132)	54	5,735	(5,681)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	4,014	1,593	2,421	9,691	12,708	(3,016)
Total Management Fee Revenue	0	0	0	0	0	0
Total Bookkeeping Fee Revenue	0	0	0	0	0	0
Total Asset Management Fee Revenue	0	0	0	0	0	0
Total Fees-For-Service Revenue	0	0	0	0	0	0
<b>Total Revenue</b>	<b>64,399</b>	<b>120,519</b>	<b>(56,120)</b>	<b>434,889</b>	<b>527,299</b>	<b>(92,410)</b>
<b>Expenses</b>						
Total Administrative	22,429	32,586	10,157	116,281	163,698	47,417
Total Tenant Services	102	2,502	2,400	(123)	12,510	12,633
Total Utilities	1,680	3,234	1,554	15,459	16,170	711
Total Ordinary Maintenance & Operation	27,586	65,528	37,942	136,847	294,303	157,455
Total Protective Services	0	49	49	307	245	(62)
Total Insurance Premiums	7,527	8,652	1,124	38,197	42,737	4,540
Total General Expenses	0	7,790	7,790	458	45,689	45,231
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>59,324</b>	<b>120,340</b>	<b>61,017</b>	<b>307,425</b>	<b>575,352</b>	<b>267,926</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>5,075</b>	<b>178</b>	<b>4,897</b>	<b>127,464</b>	<b>(48,053)</b>	<b>175,517</b>
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	0	0	0	0	0	0
Total Other Expenses	4,450	0	(4,450)	4,450	0	(4,450)
Total Other Financing Sources (Uses)	0	(18,029)	(18,029)	0	(90,145)	(90,145)
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>625</b>	<b>18,207</b>	<b>(17,582)</b>	<b>123,014</b>	<b>42,092</b>	<b>80,922</b>
Total Asset Purchases	0	15,860	15,860	58	81,097	81,039

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : , 008 - Horace Stillwell Towers  
 For August 2021  
 FDS Budget vs Actual - Summary

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year-To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
Total Tenant Revenue	37,437	36,136	1,301	186,416	180,680	5,736
Total Grant Revenue	49,085	67,146	(18,062)	317,968	335,730	(17,762)
Total Investment Revenue - Unrestricted	42	436	(394)	201	2,180	(1,979)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	1,553	17,784	(16,231)	3,384	88,920	(85,536)
Total Management Fee Revenue	0	0	0	0	0	0
Total Bookkeeping Fee Revenue	0	0	0	0	0	0
Total Asset Management Fee Revenue	0	0	0	0	0	0
Total Fees-For-Service Revenue	0	0	0	0	0	0
<b>Total Revenue</b>	<b>88,117</b>	<b>121,502</b>	<b>(33,385)</b>	<b>507,969</b>	<b>607,510</b>	<b>(99,541)</b>
<b>Expenses</b>						
Total Administrative	25,337	29,458	4,121	124,264	147,290	23,026
Total Tenant Services	3,694	5,816	2,122	19,584	29,078	9,493
Total Utilities	11,225	10,011	(1,214)	45,906	50,055	4,149
Total Ordinary Maintenance & Operation	29,256	31,957	2,701	128,955	159,783	30,828
Total Protective Services	7,278	12,605	5,327	54,552	63,025	8,473
Total Insurance Premiums	3,776	4,497	721	19,347	22,485	3,138
Total General Expenses	0	8,287	8,287	900	41,435	40,535
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>80,565</b>	<b>102,630</b>	<b>22,065</b>	<b>393,508</b>	<b>513,151</b>	<b>119,643</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>7,552</b>	<b>18,872</b>	<b>(11,320)</b>	<b>114,461</b>	<b>94,359</b>	<b>20,102</b>
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	0	0	0	0	0	0
Total Other Expenses	0	0	0	0	0	0
<b>Total Other Financing Sources (Uses)</b>	<b>0</b>	<b>8,333</b>	<b>8,333</b>	<b>0</b>	<b>41,665</b>	<b>41,665</b>
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>7,552</b>	<b>10,539</b>	<b>(2,987)</b>	<b>114,461</b>	<b>52,694</b>	<b>61,767</b>
Total Asset Purchases	163	8,498	8,335	1,351	42,490	41,139

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : , 002 - Yamacraw Village  
 For August 2021  
 FDS Budget vs Actual - Summary

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year-To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
Total Tenant Revenue	34,490	25,465	9,025	206,966	127,325	79,641
Total Grant Revenue	122,162	191,232	(69,071)	874,665	956,160	(81,495)
Total Investment Revenue - Unrestricted	41	1,584	(1,543)	186	7,920	(7,734)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	11,622	7,882	3,740	33,861	39,410	(5,549)
Total Management Fee Revenue	0	0	0	0	0	0
Total Bookkeeping Fee Revenue	0	0	0	0	0	0
Total Asset Management Fee Revenue	0	0	0	0	0	0
Total Fees-For-Service Revenue	0	0	0	0	0	0
<b>Total Revenue</b>	<b>168,315</b>	<b>226,163</b>	<b>(57,848)</b>	<b>1,115,678</b>	<b>1,130,815</b>	<b>(15,137)</b>
<b>Expenses</b>						
Total Administrative	56,981	54,480	(2,501)	274,407	272,400	(2,007)
Total Tenant Services	2,847	4,199	1,352	17,548	20,996	3,448
Total Utilities	15,587	13,508	(2,079)	8,296	67,540	59,244
Total Ordinary Maintenance & Operation	79,548	85,463	5,915	363,544	427,315	63,771
Total Protective Services	0	552	552	1,994	2,760	766
Total Insurance Premiums	8,952	10,237	1,285	46,130	51,185	5,055
Total General Expenses	(193)	10,832	11,025	1,944	54,160	52,216
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>163,723</b>	<b>179,271</b>	<b>15,549</b>	<b>713,863</b>	<b>896,356</b>	<b>182,494</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>4,592</b>	<b>46,892</b>	<b>(42,300)</b>	<b>401,816</b>	<b>234,459</b>	<b>167,357</b>
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	0	0	0	0	0	0
Total Other Expenses	0	0	0	0	0	0
<b>Total Other Financing Sources (Uses)</b>	<b>0</b>	<b>16,750</b>	<b>16,750</b>	<b>0</b>	<b>83,750</b>	<b>83,750</b>
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>4,592</b>	<b>30,142</b>	<b>(25,550)</b>	<b>401,816</b>	<b>150,709</b>	<b>251,107</b>
<b>Total Asset Purchases</b>	<b>0</b>	<b>28,114</b>	<b>28,114</b>	<b>89</b>	<b>140,570</b>	<b>140,481</b>



HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : , 810 - SCB Kayton  
 For August 2021  
 FDS Budget vs Actual - Summary

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year-To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
Total Tenant Revenue	21,108	22,320	(1,212)	110,251	111,600	(1,349)
Total Grant Revenue	59,902	57,320	2,582	293,538	286,600	6,938
Total Investment Revenue - Unrestricted	0	258	(258)	0	1,290	(1,290)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	450	1,243	(793)	2,250	6,215	(3,965)
Total Management Fee Revenue	0	0	0	0	0	0
Total Bookkeeping Fee Revenue	0	0	0	0	0	0
Total Asset Management Fee Revenue	0	0	0	0	0	0
Total Fees-For-Service Revenue	0	0	0	0	0	0
<b>Total Revenue</b>	<b>81,460</b>	<b>81,141</b>	<b>319</b>	<b>406,039</b>	<b>405,705</b>	<b>334</b>
<b>Expenses</b>						
Total Administrative	16,432	19,542	3,110	80,259	97,710	17,451
Total Tenant Services	960	2,179	1,219	6,313	10,895	4,582
Total Utilities	3,042	7,447	4,405	23,733	37,235	13,502
Total Ordinary Maintenance & Operation	17,000	29,271	12,271	91,200	146,355	55,155
Total Protective Services	0	428	428	300	2,140	1,840
Total Insurance Premiums	4,590	5,128	538	24,966	25,640	674
Total General Expenses	0	4,237	4,237	2,125	21,185	19,060
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>42,024</b>	<b>68,232</b>	<b>26,208</b>	<b>228,896</b>	<b>341,160</b>	<b>112,264</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>39,437</b>	<b>12,909</b>	<b>26,528</b>	<b>177,143</b>	<b>64,545</b>	<b>112,598</b>
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	0	0	0	0	0	0
Total Other Expenses	0	0	0	0	0	0
Total Other Financing Sources (Uses)	0	0	0	0	0	0
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>39,437</b>	<b>12,909</b>	<b>26,528</b>	<b>177,143</b>	<b>64,545</b>	<b>112,598</b>
Total Asset Purchases	143	2,497	2,354	3,499	12,485	8,986

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : , 400 - Local Fund  
 For August 2021  
 FDS Budget vs Actual - Summary

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
Total Tenant Revenue	0	0	0	0	0	0
Total Grant Revenue	0	0	0	109,497	0	109,497
Total Investment Revenue - Unrestricted	44,675	50,970	(6,295)	220,707	254,850	(34,143)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	17,285	24,154	(6,869)	212,013	120,770	91,243
Total Management Fee Revenue	0	0	0	0	0	0
Total Bookkeeping Fee Revenue	0	0	0	0	0	0
Total Asset Management Fee Revenue	0	0	0	0	0	0
Total Fees-For-Service Revenue	0	0	0	0	0	0
<b>Total Revenue</b>	<b>61,960</b>	<b>75,124</b>	<b>(13,164)</b>	<b>542,217</b>	<b>375,620</b>	<b>166,597</b>
<b>Expenses</b>						
Total Administrative	31,571	52,347	20,776	176,341	261,735	85,394
Total Tenant Services	0	333	333	0	1,665	1,665
Total Utilities	0	629	629	0	3,145	3,145
Total Ordinary Maintenance & Operation	5,682	67	(5,615)	20,999	335	(20,664)
Total Protective Services	0	38	38	0	190	190
Total Insurance Premiums	150	24	(126)	1,693	120	(1,573)
Total General Expenses	0	458	458	0	2,290	2,290
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>37,403</b>	<b>53,896</b>	<b>16,493</b>	<b>199,032</b>	<b>269,480</b>	<b>70,448</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>24,557</b>	<b>21,228</b>	<b>3,329</b>	<b>343,185</b>	<b>106,140</b>	<b>237,045</b>
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	0	0	0	0	0	0
Total Other Expenses	0	0	0	0	0	0
Total Other Financing Sources (Uses)	0	0	0	0	0	0
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>24,557</b>	<b>21,228</b>	<b>3,329</b>	<b>343,185</b>	<b>106,140</b>	<b>237,045</b>
Total Asset Purchases	0	2,500	2,500	0	12,500	12,500

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : , 500 - Bond Fund  
 For August 2021  
 FDS Budget vs Actual - Summary

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year-To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
Total Tenant Revenue	0	0	0	0	0	0
Total Grant Revenue	0	0	0	0	0	0
Total Investment Revenue - Unrestricted	28	677	(649)	124	3,385	(3,261)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	67,890	18,786	49,104	113,176	93,930	19,246
Total Management Fee Revenue	0	0	0	0	0	0
Total Bookkeeping Fee Revenue	0	0	0	0	0	0
Total Asset Management Fee Revenue	0	0	0	0	0	0
Total Fees-For-Service Revenue	0	0	0	0	0	0
<b>Total Revenue</b>	<b>67,918</b>	<b>19,463</b>	<b>48,455</b>	<b>113,300</b>	<b>97,315</b>	<b>15,985</b>
<b>Expenses</b>						
Total Administrative	50	452	402	296	2,260	1,964
Total Tenant Services	0	0	0	0	0	0
Total Utilities	0	0	0	0	0	0
Total Ordinary Maintenance & Operation	0	0	0	0	0	0
Total Protective Services	0	0	0	0	0	0
Total Insurance Premiums	0	0	0	0	0	0
Total General Expenses	0	0	0	0	0	0
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>50</b>	<b>452</b>	<b>402</b>	<b>296</b>	<b>2,260</b>	<b>1,964</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>67,868</b>	<b>19,011</b>	<b>48,857</b>	<b>113,004</b>	<b>95,055</b>	<b>17,949</b>
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	0	0	0	0	0	0
Total Other Expenses	0	0	0	0	0	0
Total Other Financing Sources (Uses)	0	0	0	0	0	0
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>67,868</b>	<b>19,011</b>	<b>48,857</b>	<b>113,004</b>	<b>95,055</b>	<b>17,949</b>
Total Asset Purchases	0	0	0	0	0	0

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : , 360 - Housing Choice Voucher  
 For August 2021  
 FDS Budget vs Actual - Summary

<b>Administrative</b>						
	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year-To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
HUD OPER GRNT: FSS Coordinator Receipts	0	12,236	(12,236)	0	61,180	(61,180)
HUD OPER SUBS: HCV ADMIN FEE	174,176	190,689	(16,513)	899,673	953,445	(53,772)
Homeownership Admin Fees	0	117	(117)	0	585	(585)
INVTMT INC-UNRESTRICTED	139	560	(421)	595	2,800	(2,205)
FRAUD- Admin	0	375	(375)	0	1,875	(1,875)
Misc Income Account	0	417	(417)	0	2,085	(2,085)
<b>Total Revenue</b>	<b>174,315</b>	<b>204,394</b>	<b>(30,079)</b>	<b>900,268</b>	<b>1,021,970</b>	<b>(121,702)</b>
<b>Expenses</b>						
Total Administrative	153,130	189,606	36,476	820,895	948,030	127,135
Total Tenant Services	0	0	0	0	0	0
Total Utilities	0	1,032	1,032	618	5,160	4,542
Total Ordinary Maintenance & Operation	1,516	3,389	1,873	9,612	16,945	7,333
Total Protective Services	0	253	253	0	1,265	1,265
Total Insurance Premiums	1,929	4,579	2,650	11,530	22,895	11,365
Total General Expenses	0	0	0	0	0	0
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>156,575</b>	<b>198,859</b>	<b>42,284</b>	<b>842,655</b>	<b>994,295</b>	<b>151,640</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>17,740</b>	<b>5,535</b>	<b>12,205</b>	<b>57,613</b>	<b>27,675</b>	<b>29,938</b>

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : , 360 - Housing Choice Voucher  
 For August 2021  
 FDS Budget vs Actual - Summary

<b>PROGRAM</b>						
	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year-To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
HUD OPER GRNTS: HCV	2,146,571	2,099,870	46,701	10,096,917	10,499,350	(402,433)
FRAUD-HAP	0	375	(375)	0	1,875	(1,875)
FSS Forfeiture Income	6,619	1,623	4,996	6,619	8,115	(1,496)
<b>Total Revenue</b>	<b>2,153,190</b>	<b>2,101,868</b>	<b>51,322</b>	<b>10,103,536</b>	<b>10,509,340</b>	<b>(405,804)</b>
<b>Expenses</b>						
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	1,997,851	2,101,869	104,018	9,976,061	10,509,340	533,279
Total Other Expenses	0	0	0	0	0	0
<b>Total Expenses</b>	<b>1,997,851</b>	<b>2,101,869</b>	<b>104,018</b>	<b>9,976,061</b>	<b>10,509,340</b>	<b>533,279</b>
<b>Total Other Financing Sources (Uses)</b>	0	0	0	0	0	0
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>155,339</b>	<b>(1)</b>	<b>155,340</b>	<b>127,475</b>	<b>0</b>	<b>127,475</b>
Total Asset Purchases	0	0	0	0	0	-

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : , 363 - Shelter Plus Care  
 For August 2021  
 FDS Budget vs Actual - Summary

<b>Administrative</b>						
	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
ADMIN FEE INCOME: SPC	6,317	6,032	285	31,353	30,160	1,193
INVTMT INC-UNRESTRICTED	12	-	12	49	-	49
<b>Total Revenue</b>	<b>6,330</b>	<b>6,032</b>	<b>298</b>	<b>31,402</b>	<b>30,160</b>	<b>1,242</b>
<b>Expenses</b>						
Total Administrative	2,370	4,577	2,207	13,629	22,885	9,256
Total Tenant Services	-	-	-	-	-	-
Total Utilities	-	-	-	-	-	-
Total Ordinary Maintenance & Operation	-	-	-	-	-	-
Total Protective Services	-	-	-	-	-	-
Total Insurance Premiums	-	-	-	-	-	-
Total General Expenses	-	-	-	-	-	-
Total Interest Expense and Amortization	-	-	-	-	-	-
<b>Total Operating Expenses</b>	<b>2,370</b>	<b>4,577</b>	<b>2,207</b>	<b>13,629</b>	<b>22,885</b>	<b>9,256</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>3,959</b>	<b>1,455</b>	<b>2,504</b>	<b>17,772</b>	<b>7,275</b>	<b>10,497</b>

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : , 363 - Shelter Plus Care  
 For August 2021  
 FDS Budget vs Actual - Summary

<b>PROGRAM</b>						
	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
HUD OPER SUBS: SHELTER PLUS CARE GRANTS	90,249	86,172	4,077	447,903	430,860	17,043
<b>Total Revenue</b>	<b>90,249</b>	<b>86,172</b>	<b>4,077</b>	<b>447,903</b>	<b>430,860</b>	<b>17,043</b>
<b>Expenses</b>						
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	90,249	86,172	(4,077)	447,903	430,860	(17,043)
Total Other Expenses	0	0	0	0	0	0
<b>Total Expenses</b>	<b>90,249</b>	<b>86,172</b>	<b>(4,077)</b>	<b>447,903</b>	<b>430,860</b>	<b>(17,043)</b>
<b>Total Other Financing Sources (Uses)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Total Asset Purchases	0	0	0	0	0	-

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : , 370 - Single Room Occupancy Fund  
 For August 2021  
 FDS Budget vs Actual - Summary

<b>Administrative</b>						
	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
HUD OPER SUBS: SRO ADMIN FEE	0	1,413	(1,413)	5,667	7,065	(1,398)
INVTMT INC-UNRESTRICTED	14	255	(241)	53	1,275	(1,222)
MISC INC (MISC SOURCES)	(2)	294	(296)	(2)	1,470	(1,472)
<b>Total Revenue</b>	<b>12</b>	<b>1,962</b>	<b>(1,950)</b>	<b>5,718</b>	<b>9,810</b>	<b>(4,092)</b>
<b>Expenses</b>						
Total Administrative	1,127	2,085	958	6,268	10,426	4,158
Total Tenant Services	0	0	0	0	0	0
Total Utilities	0	6	6	15	30	15
Total Ordinary Maintenance & Operation	10	8	(2)	58	39	(19)
Total Protective Services	0	2	2	0	8	8
Total Insurance Premiums	80	29	(52)	304	143	(161)
Total General Expenses	0	0	0	0	0	0
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>1,218</b>	<b>2,129</b>	<b>912</b>	<b>6,645</b>	<b>10,645</b>	<b>4,001</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>(1,206)</b>	<b>(167)</b>	<b>(1,039)</b>	<b>(927)</b>	<b>(835)</b>	<b>(91)</b>



HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : , 370 - Single Room Occupancy Fund  
 For August 2021  
 FDS Budget vs Actual - Summary

<b>PROGRAM</b>						
	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
HUD OPER SUBS: SRO	0	5,100	(5,100)	20,447	25,500	(5,053)
<b>Total Revenue</b>	<b>0</b>	<b>5,100</b>	<b>(5,100)</b>	<b>20,447</b>	<b>25,500</b>	<b>(5,053)</b>
<b>Expenses</b>						
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	5,065	5,100	35	26,181	25,500	(681)
Total Other Expenses	0	0	0	0	0	0
<b>Total Expenses</b>	<b>5,065</b>	<b>5,100</b>	<b>35</b>	<b>26,181</b>	<b>25,500</b>	<b>(681)</b>
<b>Total Other Financing Sources (Uses)</b>	0	0	0	0	0	0
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>(5,065)</b>	<b>0</b>	<b>(5,065)</b>	<b>(5,734)</b>	<b>0</b>	<b>(5,734)</b>
Total Asset Purchases	0	0	0	0	0	-

# Consent Agenda Item (C)

## DEVELOPMENT SERVICES

Milestones for the year are reflected in Appendix I as a 2021 proposed timeline.

### I. Planning Activities

#### **CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN (2019 – 2023)**

The Board of Commissioners of the Housing Authority of Savannah (“HAS”) approved the Capital Fund Five-Year Action Plan in **January 2020**. The plan, which is based on the results of the 2019 Capital Needs Assessment (“CNA”), was electronically submitted to the U.S. Department of Housing and Urban Development (“HUD”) through the Energy Performance and Information Center (“EPIC”), and was approved by HUD on **September 2020**. The Plan outlines how HAS intends to utilize capital fund grants to cover expenses related to the administration, management, and physical preservation of public housing properties.

#### **Capital Fund Grants Improvement Initiatives**

As identified in the 2019 Capital Needs Assessments, below are a listing of capital work activities we have recently implemented;

#### **Roof, Fascia, Soffit Repair or Replacements Program**

This project consists of the re-roofing of all residential buildings at Yamacraw Village and Frazier Homes, including the re-roofing of all porch roofs at Yamacraw Village and any necessary repairs needed to fascia’s and soffits at both properties. Also included in this scope of services are repairs of soffits and fascia at Patterson Terrace and the cleaning of gutters downspouts and debris off roofs at both Patterson Terrace units and the residences at Single Family Homes.

The Development Services function of the Housing Authority of Savannah (HAS) seeks to improve and optimize HAS real estate assets through inspired consultation and effective collaboration with HAS staff, public and private partners, residents, and community stakeholders. This summary highlights significant current and planned initiatives.

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**Rafaella Nutini**  
Director of  
Development Services

**Robert Marshall**  
Director of  
Facilities Management

**Selena Kelly**  
Compliance Manager

Architectural/Engineering services were commissioned to be provided by the Savannah based Lott+Naugle Architects. Construction services were awarded to Savannah-based Metalcrafts, a Tecta America Company, LLC, after an Invitation for Bids procurement process that generated two responses. The Construction contract was signed in April 2020 for \$1,799,240.00. As of September 27, 2021, all of the initial procured scope of service items have been completed. We have incurred leaks at the Yamacraw porches and/or high roofs, for which the contractor has been very responsive and remediated the situations.

At the Single Family Homes community, during the course of these services, the contractor identified concerns at the junction where the porch roofs intersect with the vertical walls, at the two story units. Investigative work to confirm the problem was done at one unit, but overall repairs to resolve the community-wide concern is beyond the scope of this procurement. The unit where the investigative study took place has been repaired to complete the scope of services related to this procurement. Additional similar repairs at the two-story units at Single Family Homes will be addressed in a future procurement. A photo of the repaired unit can be found below:



The house on the left was the house we chose for the investigative services, and will likely serve as basis for similar repairs at the two-story Single Family Homes structures. Closeout documentations of this project is currently underway.

### Patterson Terrace: Soils Evaluation

As identified in the “Relocation Plan” discussed below, the Patterson Terrace community is more likely to be a candidate for a Rental Assistance Demonstration (RAD) conversion. As noted in the 2019 Capital Needs Assessment, HAS planned to engage an entity to perform a soils study at this property. At the time of the CNA, site erosion had been observed as well as sidewalk upheavals throughout the property, caused mainly by tree roots. Approximately ten years ago, HAS had engaged Ram-Jack to provide enhancements to some foundations due to apparently unstable soil conditions. Recently discovered were additional cracks in slabs that extend the width of the unit and up exterior walls.

In conjunction with the geo-technical firm engaged by Lott+Naugle Architects, soil borings at various depths and locations on the property have been performed. A final report based on the collected data and subsequent analysis has been submitted, with preliminary recommendations offered, to assist in determining if we may expect future settlement concerns and the severity of such. Our team will be meeting to determine our next steps related to this property.

#### Stillwell Towers: Elevator Assessment

This project consists of having Lott+Naugle Architects provide an assessment of the three existing elevators in this building, to determine the need for another modernization. These services were performed by a specialized elevator consultant that could inspect the elevator system, and who can provide an analysis of what needs to be repaired.

The consultant performed a review of the current maintenance agreement, invoices submitted by the vendor, and comprehensive inspection of the elevator system, including but not limited to the elevator pit, top of elevator cars, the shaft, door guides and tracks and the elevator machine room. Photographs were taken and a final report has been submitted. Based on the report, we have begun conferring with our current elevator services contractor to address concerns noted in the report and developing an in-house strategy related to the potential to continue to maintain and / or a replacement or modernization of these elevators.

### **PUBLIC HOUSING REPOSITIONING PLAN**

On **June 9, 2020**, the HAS's Board of Commissioners adopted a Resolution authorizing the Authority to take all actions necessary to advance the Public Housing Repositioning Plan ("Plan"). The plan is a result of the 2019 Capital Needs Assessment ("CNA") that identified immediate and future physical work necessary to maintain the properties over a period of twenty years. The extensive analysis of the CNA results conducted by HAS were presented to the Board of Commissioners in three Workshop sessions that were held between December 2019 and May 2020.

#### **Yamacraw Village Section 18 Application (Demolition and Disposition)**

Although HAS's goal has been to preserve public housing units and improve their condition, the cost estimates provided by the CNA have also been used to identify properties where repair costs are beyond what the Public Housing Program can fund. Yamacraw Village, a property constructed in 1941, was found by the CNA analysis to be obsolete, and eligible to be demolished, and/or disposed. For this reason, HAS is currently preparing a Section 18 (Demolition and Disposition) application for Yamacraw Village. As part of the application process, from **October 5 to November 5, 2020**, HAS conducted several meetings with residents, which were invited in small groups to allow implementation of Centers for Disease Control and Prevention ("CDC") social distancing guidelines. Besides information on the consultation process with residents, the Section 18 application for Yamacraw Village will also contain evidence of local government support, a current property appraisal, evidence of consultation with the Georgia Historic Preservation Office, and

Environmental Studies. The Phase II Environmental Assessment completed on July 15, 2021, identified an underground storage tank (UST) on site. Its removal was completed on **September 21, 2021**, and samples of adjacent soil and ground water have been sent to the laboratory for screening. Additionally, on **July 19, 2021**, following Section 106 regulations, HAS gave to four tribes of cultural and historical significance the opportunity to be consulted on the demolition plans. The tribes were provided thirty days to respond. No responses had been received by the August 19 deadline, therefore, HAS is moving forward with drafting a Memorandum of Agreement (MOA) with the State Historic Preservation Office (SHPO), which will ensure demolition plans will include measures to minimize adverse effects on historic properties. The application for Demolition / Disposition of Yamacraw Village is expected to be submitted to HUD’s Special Application Center (“SAC”) in **the fall** after aforementioned laboratory results are available confirming no further action is required, and after the MOA with SHPO is complete.

**Rental Assistance Demonstration Program (RAD)**

The Rental Assistance Demonstration Program (RAD) is a powerful tool created by HUD to enable public housing agencies to leverage public and private funding to preserve housing affordability and ensure the capital needs of public housing properties are met. The Housing Authority of Savannah (HAS) has been an active participant in the RAD program and has converted a total of 350 public housing units into Section 8 Project-Based Rental Assistance (PBRA) units and a total of 330 public housing units into Section 8 Project-Based Voucher (PBV) units between April 2016 and May 2019. Table 1 shows all converted units that are owned, managed, or have assistance administered by HAS, as of **September 27, 2021**.

RAD Properties				
	Total # Units	Total RAD Units	Closing date (HAP)	Effective IY
River Pointe I	206	206	06/30/16	Jul-16
River Pointe II	74	74	06/30/16	Jul-16
The View at Oglethorpe I	72	34	04/29/16	May-16
The View at Oglethorpe II	100	36	12/27/16	Jan-17
Kayton Homes	164	163	03/30/18	May-19
Sustainable Fellwood I	110	40	11/30/18	Dec-18
Sustainable Fellwood II	110	40	05/30/19	Jun-19
Sustainable Fellwood III	100	20	10/31/18	Nov-18
Ashley Midtown I	168	67	02/15/19	Mar-19



*Table 1: RAD Units*

RAD is one of the repositioning tools that were presented to the HAS Board of Commissioners at the Repositioning Workshop on May 14, 2020. The Workshop reviewed the 2019 Capital Needs Assessment results and, in accordance to Section 18, Section 32, and RAD eligibility criteria,

analyzed repositioning options for each one of the conventional public housing properties owned and managed by HAS. Contingent upon authorization by the Board of Commissioners, Section 18 (demolition / disposition) applications will be submitted by HAS staff for eligible properties, as well as RAD applications.

## II. NEW DEVELOPMENT / PRE-DEVELOPMENT

### East Savannah Gateway Revitalization

The East Savannah Gateway Transformation Plan, accepted by HUD and adopted by the City of Savannah in 2014, was the result of a Choice Neighborhoods Planning Grant and an extensive and collaborative planning process between HAS and key stakeholders, such as community organizations, local government officials and neighborhood residents. This planning process had been initiated in 2010 with the demolition of the former Hitch Village and the subsequent opportunity for infill development on the vacant land. After building 172 new mixed-income units on the former Hitch Village site (“The View at Oglethorpe”) and rehabilitating 280 units on the former Wessels and Blackshear Homes sites (“River Pointe”), HAS continues to promote community revitalization efforts along the Wheaton Street Corridor.

### **2019 Master Development Plan**

Nine (9) acres of undeveloped land at River Pointe and sixteen (16) acres of undeveloped land at The View at Oglethorpe (collectively, “The East Savannah Gateway” sites) are the subject of a master planning effort between HAS and its development partner, Hunt Development Group. Five (5) different future development phases are planned for these acres, as established by the Master Development Agreement executed in **July 2019**.

### River Pointe II Phase II

Planned to contain 53 mixed-income units and several amenities, River Pointe II Phase II is the next phase of development, close to the Wheaton Street and Waters Avenue intersection.

In a Special Board Meeting held on May 8, 2019, the Board of Commissioners approved a predevelopment loan from HAS to River Pointe II Phase II, LLC in the amount of \$378,895. To date, a total of **\$134,292** have been lent by HAS to cover part of the predevelopment costs incurred by the Owner, leaving a loan balance of \$244,603.

On **May 20, 2021**, the development team submitted an application to the Georgia Department of Community Affairs (DCA) aiming to finance River Pointe II Phase II utilizing 9% Low-Income Housing Tax-Credits (LIHTC). Award results are expected in **November 2021**.

### The View at Oglethorpe Phase III

The second development in the pipeline is the third phase of The View at Oglethorpe, planned to contain approximately 104 mixed-income units and a retail component (mixed-use) on 6.5 acres of land east of E. Broad Street, north of Oglethorpe Avenue, and south of President Street. Also included in the plan is the widening of the tree lined Oglethorpe Boulevard, a collaborative

effort with the City of Savannah, as the development team seeks to improve walkability, connectivity, and traffic flow between East Savannah and the Historic District. Coordination with key stakeholders and local government has been strongly required to ensure the timely completion of public infrastructure work. The development team has identified an opportunity to finance The View at Oglethorpe Phase III utilizing a blend of 4% LIHTC, bonds, and HOME funds. The application process for 4% LIHTC has been temporarily suspended by DCA, and is expected to be re-opened in the 4<sup>th</sup> quarter of 2021, when the development team plans to apply. In the meantime, the development team has been working on the site plan, establishing the right mix of residential and commercial initiatives that will promote holistic community development.

In a Regular Board Meeting held on December 8, 2020, the Board of Commissioners approved a predevelopment loan from HAS to The View at Oglethorpe Phase III, LLC in an amount not to exceed \$595,847. To date, **\$16,409** have been disbursed by HAS, leaving a loan balance of \$579,438.

### III. Financing and Construction Activities

Between **December 2017 and April 2021**, The Housing Authority of Savannah issued bonds<sup>1</sup> that supported either the new construction or renovation of income-restricted units in Savannah<sup>2</sup>, which can potentially house 5,456 individuals. A summary of these recent bond deals is provided by Table 2 below and in Appendix II of this report:

	Financial closing	Deal type	Total n° of income-restricted units	Total development cost	Total HAS Bond amount	% construction completion (as of September 27, 2021)	Construction completion
Woodlands at Montgomery	December 2017	New construction	246	\$36.7 mi	\$28.5 mi	<u>100%</u>	February 2020
Waters at Gateway	April 2018	New construction	270	\$36 mi	\$23 mi	<u>100%</u>	January 2020
Preserve at Chatham Parkway	August 2018	New construction	144	\$24.5 mi	\$13.5 mi	<u>100%</u>	November 2019
Westlake Apartments	February 2019	Renovation	100	N/A	\$21.5 mi	<u>100%</u>	December 2019
Ponderosa Forest	April 2020	Renovation	56	\$13.2 mi	\$11 mi	<u>100%</u>	October 2020
SNAP	November 2020	Renovation	233	\$66.5 mi	\$56 mi	<u>92%</u>	Fall 2021 (forecasted)
Ogeechee Place	April 2021	New construction	204	\$41.2 mi	\$22 mi	<u>4%</u>	Fall 2022 (forecasted)
<b>Totals</b>			<b>1,253 units</b>		<b>\$ 175.5 million in bonds</b>		

Table 2: 2017 – 2020 HAS-issued bonds

#### **IV. Lease-up and Stabilization Phase**

All properties that have completed Lease-up and Stabilization<sup>3</sup> are operational, being therefore included in the Asset Management Report.

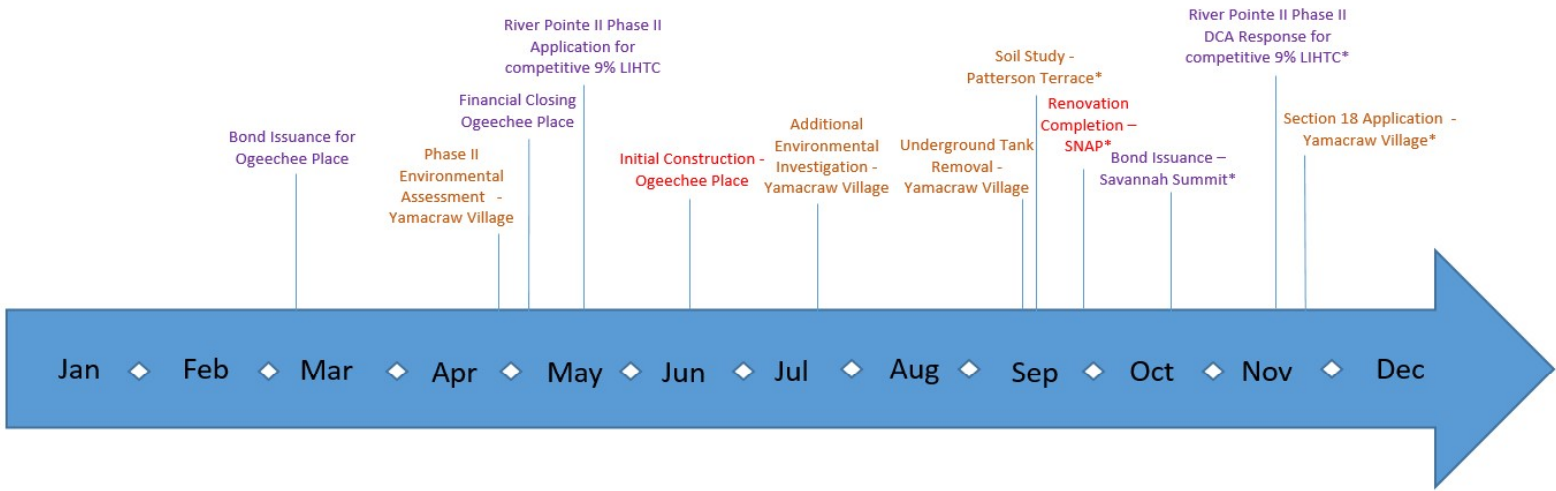
**Notes:**

1. The term “Bonds” includes tax-exempt loans.
2. Bonds issued by HAS outside its jurisdiction are not included in Table 2.
3. Stabilization (Rental Achievement): Date in which a Development has attained some minimum financial and occupancy criteria, for three consecutive months



APPENDIX I

2021 Timeline



- Planning Activities
- Financing Activities
- Construction Phase
- Lease-up / Stabilization Phase (pre-Rental Achievement)
- RAD and other matters

\*Forecasted dates

## APPENDIX II

### HAS Bond Issuances (December 2017 to April 2021)

#### Unit Mix and Affordability Supply Analysis

##### The Preserve at Chatham Parkway Unit Mix (*new construction*)

Type	Total Affordable Units	Total Market Rate Units	Total Affordable Bedrooms
1 BDRM	12	0	12
2 BDRM	84	0	168
3 BDRM	48	0	144
<b>Totals</b>	<b>144</b>	<b>0</b>	<b>324</b>

Applying HUD's "two heartbeats per bedroom" guideline, The Preserve at Chatham Parkway could potentially house 648 persons. The project can serve up to 144 households with incomes at (or below) 60% of AMI, or \$43,020 for a household of four persons.

##### Waters at Gateway Unit Mix (*new construction*)

Type	Total Affordable Units	Total Market Rate Units	Total Affordable Bedrooms
1 BDRM	88	2	88
2 BDRM	123	3	246
3 BDRM	59	1	177
<b>Totals</b>	<b>270</b>	<b>6</b>	<b>511</b>

Applying HUD's "two heartbeats per bedroom" guideline, Waters at Gateway could potentially house 1,022 persons in a total of 270 households with incomes at (or below) 60% of AMI, or \$43,020 for a household of four persons.

##### Woodlands at Montgomery Unit Mix (*new construction*)

Type	Total Affordable Units	Total Market Rate Units	Total Affordable Bedrooms
1 BDRM	50	0	50
2 BDRM	96	0	192
3 BDRM	92	0	276
4 BDRM	8	0	32
<b>Totals</b>	<b>246</b>	<b>0</b>	<b>550</b>

Applying HUD’s “two heartbeats per bedroom” guideline, Woodlands at Montgomery could potentially house 1,100 persons in a total of 246 households with incomes at (or below) 60% of AMI, or \$43,020 for a household of four persons.

**Westlake Unit Mix (rehabilitation)**

Type	Total Affordable Units	Total Market Rate Units	Total Affordable Bedrooms
1 BDRM	10	0	10
2 BDRM	56	0	108
3 BDRM	30	0	90
4 BDRM	4	0	16
<b>Totals</b>	<b>100</b>	<b>0</b>	<b>224</b>

Applying HUD’s “two heartbeats per bedroom” guideline, Westlake Apartments could potentially house 448 persons in a total of 100 households with incomes at (or below) 60% of AMI, or \$43,020 for a household of four persons.

**Ponderosa Forest Unit Mix (*rehabilitation*)**

Type	Total Affordable Units	Total Market Rate Units	Total Affordable Bedrooms
1 BDRM	16	0	16
2 BDRM	24	0	48
3 BDRM	16	0	48
<b>Totals</b>	<b>56</b>	<b>0</b>	<b>112</b>

Applying HUD’s “two heartbeats per bedroom” guideline, Ponderosa Forest Apartments could potentially house 224 persons in a total of 56 households with incomes at (or below) 60% of AMI, or \$43,020 for a household of four persons.

**SNAP Apartments Unit Mix (*rehabilitation*)**

Type	Total Affordable Units	Total Market Rate Units	Total Affordable Bedrooms
Efficiency / Carriage House	7	0	7
1 BDRM	29	0	29
2 BDRM	92	0	184
3 BDRM	77	0	231
4 BDRM	28	0	112
<b>Totals</b>	<b>233</b>	<b>0</b>	<b>563</b>

Applying HUD’s “two heartbeats per bedroom” guideline, SNAP Apartments could potentially house 1,126 persons in a total of 233 households with incomes at (or below) 60% of AMI, or \$43,020 for a household of four persons.

**Ogeechee Place Unit Mix (*new construction*)**

Type	Total Affordable Units	Total Market Rate Units	Total Affordable Bedrooms
1 BDRM	28	0	28
2 BDRM	128	0	256
3 BDRM	32	0	96
4 BDRM	16	0	64
<b>Totals</b>	<b>204</b>	<b>0</b>	<b>444</b>

Applying HUD’s “two heartbeats per bedroom” guideline, Ogeechee Place will be able to potentially house **888 persons** in a total of 204 households with incomes at (or below) 60% of AMI, or \$43,020 for a household of four persons.

Total persons in Savannah who could be housed by developments financed by bonds recently issued by HAS: **5,456**

# Consent Agenda Item (D)

## ASSET MANAGEMENT

### PUBLIC HOUSING

#### OCCUPANCY BRIEFINGS AND WORKSHOPS

There were Seventy-four (74) scheduled eligibility interviews in September 2021. Eleven (11) applicants and/or residents were housed and/or transferred in this month.

Occupancy Technicians are continuing to process applications to determine eligibility and conduct eligibility interviews by telephone.

#### EVICCTIONS/MOVE-OUTS

The following table provides a breakdown of the number of evictions as well as other move outs that took place during the past three months and the reason for those evictions and move outs.

	September	August	July	TOTAL
Abandoned Unit	1	2	1	4
Non Payment of Rent	0	0	0	0
Criminal Activity	5	1	0	6
Other Lease Violations	2	5	4	11
Other Move outs	4	7	4	15
Section 8	0	0	1	1
<b>TOTAL</b>	<b>12</b>	<b>15</b>	<b>10</b>	<b>37</b>

#### OCCUPANCY REPORT

The attached report provides a breakdown of the occupancy rates by neighborhood.

The Housing Authority of Savannah (HAS) owns and operates five conventional public housing properties. HAS also has an ownership interest in or sponsors several tax credit properties, three of which are co-managed by HAS. Asset Management strives to operate and preserve HAS real estate assets with a high level of operational efficiency, while also complying with a broad array of affordable housing requirements.

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**Elizabeth Richardson**

*Asset Manager*  
Yamacraw Village

**Angela Capers**

*Asset Manager*  
Horace Stillwell Towers  
Pickens Patterson Terrace  
Single Family Homes

**Inez Green**

*Asset Manager*  
Simon Frazier Homes  
Herbert Kayton Homes

**Angela Heyward**

*Asset Manager*  
River Pointe I and II

## PROJECT-BASED SECTION 8 *HAS – OWNED*

### **HERBERT KAYTON HOMES**

- As of **September 28, 2021**, Kayton Homes was 68% occupied.
- Lease-up of units has been guided through a site-based waiting list and briefings with applicants.

### **LOW INCOME HOUSING TAX CREDIT (*HAS – MANAGED*)**

**Properties will be added to this section after Rental Achievement/Stabilization<sup>1</sup>.**

### **THE VIEW AT OGLETHORPE**

Multiple phases of new construction are planned for the former Robert Hitch Village site. To date, two phases have closed on financing.

#### **Phase I**

Phase I consists of 72 units, of which, 34 are RAD units transferred from the former Wessels and Blackshear sites. Phase I is 90% affordable with 15 market-rate units. As of **September 30, 2021**, 94% of units were occupied.

#### **Phase II**

Phase II consists of 100 units, of which, 36 are RAD units transferred from the former Wessels and Blackshear sites. Phase II is 80% affordable with 20 market-rate units. After attaining certain occupancy and financial standards, Phase II reached Rental Achievement<sup>1</sup> in February 2019. As of **September 30, 2021**, 95% of units were occupied.

### **RIVER POINTE COMMUNITY**

The financial closing for the redevelopment of the former Fred Wessels Homes (Wessels) and Edgar Blackshear Homes (Blackshear) occurred on June 30, 2016. The new community consists of 280 RAD Project-Based Rental Assistance (PBRA) units. As of **September 30, 2021**, River Pointe was 96% occupied.

### **HAS-ASSISTED**

#### **SUSTAINABLE FELLWOOD**

- Phases I, II and III of Sustainable Fellwood had a total of one hundred (100) conventional public housing units converting through RAD between November 2018 and May 2019. These units currently receive project-based voucher assistance.

#### **ASHLEY MIDTOWN**

- Sixty-seven (67) former public housing units at Phase I of Ashley Midtown have received project-based voucher assistance since their conversion through RAD on February 14, 2019.

**Notes:**

Stabilization (Rental Achievement): Date in which a Development has attained some minimum financial and occupancy criteria, for three consecutive months.

**Delinquent Accounts**

<b>PH Neighborhoods</b>	<b>Delinquent Accounts</b>
Frazier Homes	46
Patterson Terrace	18
Single Family Homes	29
Stillwell Towers	21
Yamacraw Village	67
<b>TOTAL</b>	<b>181</b>



**CONVENTIONAL PUBLIC HOUSING  
VACANCY - OCCUPANCY REPORT  
FOR WEEK BEGINNING SEPTEMBER 27, 2021**

Neighborhood	Total Units	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Total Vacancies	Occupancy	Released to Rent	Unrentable	Make Ready
Yamacraw Village	315	0	5	27	30	0	0	62	80.32%	5	1	56
Horace Stillwell Towers	211	0	16	0	0	0	0	16	92.42%	1	2	13
Simon Frazier Homes	236	0	0	1	1	1	0	3	98.73%	3	0	0
Pickens Patterson Terrace	76	0	2	2	1	0	0	5	93.42%	0	3	2
Single Family Homes	60	0	0	0	3	1	0	4	93.33%	1	0	3
<b>Total Number of Units</b>	898	0	23	30	35	2	0	90	89.98%	10	6	74

## Consent Agenda Item (E) RESIDENT SERVICES

### Public Housing Family Self-Sufficiency Program

The Public Housing Family Self-Sufficiency Program (PHFSS) partnered with Step Up Savannah, Queensborough National Bank & Company, City of Savannah’s Dream Maker Program and Neighborhood Improvement Association to host a virtual workshop entitled “Making Your Money Work” The workshop was held on Thursday, September 23, 2021. There were 10 participants in attendance. The following topics were discussed: Homeownership, Budgeting and Saving, Becoming Debt Free, the Dream Maker Down Payment Assistance Program and the Volunteer Income Tax Assistance Program. This informative workshop provided participants with tools that could lead to homeownership and financial stability. The virtual workshop was hosted by Zoom.

### A Place to Dream – “EVERY CHILD DESERVES A PLACE TO DREAM”

Resident Services staff along with the YMCA of Coastal Georgia and its volunteers continue efforts to identify families in Housing Authority assisted neighborhoods that are in need of beds for their children. Even though the pandemic has mandated specific social distancing guidelines, our community partners and team of volunteers continue bed deliveries. In August 2021, 13 children received beds. This brings our total to 102 beds placed in homes. In addition to a brand new bed, each child received a complete sheet and comforter set, toys, books, school supplies, and stuffed animals. The family also received food and household supplies. Our next bed give-a-way is scheduled for October 14th.



The Housing Authority  
of Savannah  
Resident Services  
Department continues to  
provide educational,  
employment and  
enrichment activities  
through a variety of  
community partnerships.



ROSS Coordinator  
Brenda Pollen



DaShawna Kea  
HOPE VI CSS Coordinator



Paprice Simmons  
PH FSS Coordinator



**Homeownership Program**

The Homeownership Program will host a “Home Buyer Down Payment Assistance Informational Virtual Workshop” on October 25, 2021 at 10 AM. This workshop is the second installment of a four part Homebuyer Basics Series to educate first time buyers on the fundamentals of becoming a homeowner. This session will be facilitated by the City of Savannah’s Dream Maker Program Staff, Iris Bryant, Lending Coordinator and Adela Smith, Loan Officer. The goal of the workshop is to provide future homebuyers with information regarding down payment assistance opportunities in Savannah as they navigate through the homeownership process. The virtual workshop will be hosted by WebEx.

**Homeowner Spotlight**

The Homeownership Program would like to congratulate our newest homeowner. A family of three purchased a 3 bed, 2 bath home in Pooler, GA on September 16, 2021. The purchase price for the home was \$210,000. We congratulate this family on their new home purchase!

# Consent Agenda Item (F)

## HOUSING CHOICE VOUCHER PROGRAM

As of September 1, 2021, the total leased vouchers are 2,381 and 146 were issued, for a total of 2,527 committed. Also, additional vouchers were issued after September 1<sup>st</sup> for these programs:

- 3 for SPC
- 1 for Mod Rehab
- 70 for Vouchers
- 0 for VASH
- 0 for PBV
- 1 for RAD

On July 16, 2021, we mailed 123 second appointment letters and 384 first appointment letters to applicants requesting them to provide documents by July 30<sup>th</sup> to enable us to determine their eligibility for the HCV Program. We are still processing them. We will mail at least 200 letters to applicants in October.

	No. Allocated 09/01/2021	No. Committed 07/01/2021	No. Committed 08/01/2021	No. Committed 09/01/2021	No. Available
SPC	112	128	127	124	-12
Mod Rehab	20	18	17	17	3
Vouchers	2640	2554	2539	2527	113
Portables	-	39	37	38	
VASH	137	131	131	132	5
HCV PBV	271	263	261	261	10
RADPBV	330	277	270	265	65
<b>TOTAL</b>	<b>3510</b>	<b>3371</b>	<b>3345</b>	<b>3326</b>	<b>184</b>

**NUMBER ON WAITING LIST: 7,019**

The Housing Choice Voucher Program allows housing authorities to assist families to obtain rental housing from private property owners. Housing can be apartments, houses, townhomes or duplexes. The Shelter Plus Care Program provides vouchers to people who are homeless and meet at least one of three other criteria: HIV/AIDS, chronic mental disability, and/or substance abuse. The Moderate Rehabilitation Program provides housing to homeless men at Duffy Street (Single Room Occupancy). Portables are vouchers in which the participant has moved from our jurisdiction to another area within the US and HAS is paying their assistance to another housing authority. For utilization purposes, they are counted as ours and included in the "Vouchers" total. The VASH vouchers combine HCV rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs at its medical centers. The local VA refers eligible VASH families to HAS. The project based allocations are to assist elderly participants at the Veranda (89), Rose of Sharon (100) and Sustainable Fellwood III (44) as well as mentally disabled at Sustainable Fellwood I (6) plus (32) at Sustainable Fellwood II. The RAD PBV allocations are the converted public housing units at Kayton Homes (163), Sustainable Fellwood I (40), Sustainable Fellwood II (40), Sustainable Fellwood III (20) & Ashley Midtown I (67). As of October 1, 2020, the Housing Authority of Savannah has been approved to administer 3,510 allocations.

Lynn Coleman

Director of  
Assisted Housing Programs



Bonny Taylor

Family Self-Sufficiency Coordinator