



August 9, 2022

Board of Commissioners Regular Meeting

BOARD OF COMMISSIONERS

Wanda Parrish, Chairwoman

Term Expires: 01/04/2024

Darrel Daise, Vice Chairman

Term Expires: 01/04/2025

Edward Gresham

Term Expires: 01/04/2026

Earline Wesley Davis, Executive Director



AGENDA

REGULAR BOARD OF COMMISSIONERS MEETING

Tuesday, August 9, 2022, 12:15 PM

HAS Administrative Office, 1407 Wheaton Street, Building A

MEETING CALL TO ORDER: WANDA PARRISH, CHAIRWOMAN

MOMENT OF SILENCE

1. Consent Agenda*Wanda Parrish, Chairwoman

Recommended Action: Approve

- (A) Financial Report
- (B) Development Services Report
- (C) Asset Management Report
- (D) Resident Services Report
- (E) Assisted Housing Programs Report

**NOTE: Items on the consent agenda will not be discussed prior to action; however, if any Commissioner believes that an item on the consent agenda requires discussion, the Commissioner may request that the item be removed from the consent agenda and placed on the regular agenda for consideration.*

2. Ratification of Prior Board Support for Stillwell Towers Elevator Modernization Contract

..... Kenneth Clark, Deputy Director

Recommended Action: Ratify prior support

3. Ratification of Prior Board Support for Honorary Street Designation.....

..... Kenneth Clark, Deputy Director

Recommended Action: Ratify prior support

4. Unit Make Ready Services Contract..... Carl Edwards, Procurement Manager

Recommended Action: Award

5. Minutes of June 14, 2022 Regular Meeting.....Tammy Brawner, Management Analyst

Recommended Action: Approve

6. Executive Director’s Report.....Earline Wesley Davis, Executive Director

7. Executive Session**Earline Wesley Davis, Executive Director

***Pursuant to O.C.G.A. § 50-14-3, the meeting may be closed to the public to discuss real estate, litigation and/or personnel matters.*

COMMENTS FROM COMMISSIONERS Wanda Parrish, Chairwoman

ADJOURNMENT Wanda Parrish, Chairwoman



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) Financial Report	Receive Report
(B) Development Services Report	Receive Report
(C) Asset Management Report	Receive Report
(D) Resident Services Report	Receive Report
(E) Assisted Housing Programs Report	Receive Report

BOARD CONSIDERATION AND ACTION:

Approve Consent Agenda

Consent Agenda Item (A)

FINANCE

BUDGET-VS-ACTUAL REPORT

PERIOD ENDING 06/30/2022

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 JUNE 2022

Analysis & Comments

- Total Revenue reflects a cumulative negative budget variance of \$ 207,587.
 - Capital Fund Administration fees have not yet been drawn down for posting to the COCC.
 - 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 2023 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 \$ 8,003.
- Fund Reports a cumulative loss of \$ 170,284, tracking over budget by \$ 215,590.

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.

Robert L. Faircloth
Director of Finance



PUBLIC HOUSING (AMP) REPORTING FOR YEAR TO DATE JUNE 2022

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 \$ 168,353.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 82,825.

Reports a cumulative profit of \$ 3,797 tracking over budget by 85,529.

AMP 3 – Pickens Patterson Terrace, Single Family Homes

- Total Revenue reflects a negative cumulative budget variance of \$ 218,282.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 98,948.

Reports a cumulative loss of \$ 70,516, tracking over budget by \$ 119,334.

AMP 4 – Horace Stillwell Towers

- Total Revenue reflects a negative cumulative budget variance of \$ 184,827.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 6,461.

Reports a cumulative loss of \$ 92,089, tracking over budget by \$ 178,365.

AMP 6 – Yamacraw Village

- Total Revenue reflects a negative cumulative budget variance of \$ 223,826.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 193,637.

Reports a cumulative profit of \$ 113,691, tracking over budget by \$ 30,189.

SCB KAYTON, LLC FOR YEAR TO DATE JUNE 2022

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 4,359.
- Total Operating Expenses reflect a negative cumulative budget variance of \$ 9,394.

Reports a cumulative profit of \$ 42,624, tracking over budget by \$ 13,752.

Annual Replacement Reserve contributions still need to be accrued as of 06/30/2022.

LOCAL FUND FOR YEAR TO DATE JUNE 2022

Analysis & Comments

- Total Revenue reflects a positive cumulative budget variance of \$ 82,460.
 - 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 \$ 92,443.

Reports a cumulative profit of \$ 190,536, tracking under budget by \$ 174,903.

BOND FUND FOR YEAR TO DATE JUNE 2022

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 16,056.
- 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 \$ 1,107.

Reports a cumulative profit of \$ 71,083, tracking over budget by \$ 14,950.

HOUSING ASSISTANCE PAYMENTS PROGRAMS FOR YEAR TO DATE JUNE 2022

Housing Choice Voucher Program

- 1) The Administrative Section is reporting a cumulative profit of \$ 140,518, tracking under budget by \$ 176,689.
- 2) HAP Expenses are \$ 5,956,038 year to date. The Program Section is reporting a cumulative loss of \$ 681,538. 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 \$ 7,642, tracking under budget by \$ 5,929.
- 2) HAP Expenses are \$ 238,660 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 \$ 152, reflecting a positive budget variance of \$ 499.
- 2) HAP Expenses are \$ 17,745 year to date. The Program Section is reporting a cumulative loss of \$ 2,058. 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 2023 Analysis of Unrestricted & Restricted Net Assets

****Supplemental Report to the Monthly Budget vs Actual Financial Report****

Reporting Month:	June-22							
	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	AMP 4	AMP 6			
Year to Date Administrative Profit/(Loss)	(170,284)	3,797	(70,516)	(92,089)	113,691	42,624	190,536	71,083
Fiscal Year 2022 Unaudited Ending Balance for Unrestricted Net Position:	1,467,558	1,370,163	465,348	1,204,785	1,461,878	669,316	10,295,874	3,416,094
Year to Date Balance of Unrestricted Net Position:	<u>1,297,274</u>	<u>1,373,960</u>	<u>394,832</u>	<u>1,112,696</u>	<u>1,575,569</u>	<u>711,940</u>	<u>10,486,410</u>	<u>3,487,177</u>

FYE 2023 Analysis of Unrestricted & Restricted Net Assets
****Supplemental Report to the Monthly Budget vs Actual Financial Report****

Reporting Month: **June-22**

HAP Fund

	Housing Choice Voucher Program	Shelter Plus Care Program	Single Room Occupancy Program
	Admin Section	Admin Section	Admin Section
Year to Date Administrative Profit/(Loss)	140,518	7,642	(152)
Fiscal Year 2022 Unaudited Ending Balance for Unrestricted Net Position:	1,782,594	1,078,394	198,539
Year to Date Balance of Unrestricted Net Position:	<u>1,923,112</u>	<u>1,086,036</u>	<u>198,387</u>
	Program Section	Program Section	Program Section
Year to Date Section 8 Programs Profit/(Loss)	0	0	0
Fiscal Year 2022 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.	<u>0</u>	<u>0</u>	<u>0</u>
Year to Date Profit/(Loss) Combined Total for all Section 8 Activities:	<u><u>140,518</u></u>	<u><u>7,642</u></u>	<u><u>(152)</u></u>

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 250 - CENTRAL OFFICE COST CENTER
For June 2022
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)
Revenue						
Total Tenant Revenue	0	0	0	0	0	0
Total Grant Revenue	0	54,035	(54,035)	0	162,105	(162,105)
Total Investment Revenue - Unrestricted	4	16	(12)	154	48	106
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	501	8,331	(7,830)	3,600	24,993	(21,393)
Total Management Fee Revenue	80,941	81,999	(1,058)	242,565	245,997	(3,432)
Total Bookkeeping Fee Revenue	28,155	28,181	(26)	84,390	84,543	(153)
Total Asset Management Fee Revenue	0	6,870	(6,870)	0	20,610	(20,610)
Total Admin Fee Revenue	0	0	0	0	0	0
Total Revenue	109,601	179,432	(69,831)	330,709	538,296	(207,587)
Expenses						
Total Administrative	159,445	146,690	(12,755)	428,575	440,070	11,495
Total Tenant Services	0	0	0	0	0	0
Total Utilities	4,746	2,942	(1,804)	14,257	8,826	(5,431)
Total Ordinary Maintenance & Operation	12,494	5,187	(7,307)	39,081	15,561	(23,520)
Total Protective Services	0	360	360	891	1,080	190
Total Insurance Premiums	4,935	4,853	(82)	14,862	14,559	(303)
Total General Expenses	1,083	4,298	3,216	3,327	12,894	9,567
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	182,703	164,330	(18,373)	500,993	492,990	(8,003)
Excess Operating Revenue Over Operating Expenses	<u>(73,102)</u>	<u>15,102</u>	<u>(88,204)</u>	<u>(170,284)</u>	<u>45,306</u>	<u>(215,590)</u>
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
Excess (Deficiency) of Revenue Over Expenditures	<u>(73,102)</u>	<u>15,102</u>	<u>(88,204)</u>	<u>(170,284)</u>	<u>45,306</u>	<u>(215,590)</u>
Total Asset Purchases	170	792	622	482	2,376	1,894

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 011 - Simon Frazier Homes
For June 2022
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)
Revenue						
Total Tenant Revenue	35,692	34,796	896	110,282	104,388	5,894
Total Grant Revenue	103,287	163,651	(60,364)	291,604	490,953	(199,349)
Total Investment Revenue - Unrestricted	26	81	(55)	145	243	(98)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	1,514	1,722	(208)	30,365	5,166	25,199
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
Total Revenue	140,519	200,250	(59,731)	432,397	600,750	(168,353)
Expenses						
Total Administrative	54,692	62,445	7,753	169,650	187,335	17,685
Total Tenant Services	0	1,482	1,482	158	4,446	4,288
Total Utilities	26,676	14,717	(11,959)	52,562	44,151	(8,411)
Total Ordinary Maintenance & Operation	74,662	73,149	(1,513)	181,202	219,447	38,245
Total Protective Services	0	95	95	302	285	(17)
Total Insurance Premiums	9,149	9,204	55	24,968	27,612	2,644
Total General Expenses	0	9,383	9,383	(242)	28,149	28,391
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	165,179	170,475	5,296	428,600	511,425	82,825
Excess Operating Revenue Over Operating Expenses	(24,660)	29,775	(54,434)	3,797	89,325	(85,529)
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
Excess (Deficiency) of Revenue Over Expenditures	(24,660)	29,775	(54,434)	3,797	89,325	(85,529)
 Total Asset Purchases	 0	 31,684	 31,684	 54	 95,052	 94,998

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 016 - Patterson Terrace Homes, 017 - Single Family Homes
For June 2022
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)
Revenue						
Total Tenant Revenue	28,000	34,928	(6,928)	99,165	104,784	(5,619)
Total Grant Revenue	18,968	129,575	(110,607)	65,677	270,357	(204,680)
Total Investment Revenue - Unrestricted	5	881	(876)	70	2,643	(2,573)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	558	4,241	(3,684)	5,844	11,254	(5,410)
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
Total Revenue	47,531	169,625	(122,094)	170,756	389,038	(218,282)
Expenses						
Total Administrative	36,542	32,649	(3,892)	101,568	99,662	(1,906)
Total Tenant Services	0	2,577	2,577	901	8,503	7,602
Total Utilities	5,393	4,919	(474)	11,317	13,670	2,353
Total Ordinary Maintenance & Operation	37,019	57,318	20,298	104,352	164,684	60,332
Total Protective Services	0	62	62	153	186	33
Total Insurance Premiums	8,848	8,177	(671)	22,980	24,531	1,551
Total General Expenses	0	7,415	7,415	0	28,984	28,984
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	87,802	113,117	25,315	241,272	340,220	98,948
Excess Operating Revenue Over Operating Expenses	(40,271)	56,508	(96,779)	(70,516)	48,818	(119,334)
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	0	0	0	0	0	0
Total Other Expenses	0	494	494	0	1,482	1,482
Total Other Financing Sources (Uses)	0	(20,471)	(20,471)	0	(61,413)	(61,413)
Excess (Deficiency) of Revenue Over Expenditures	(40,271)	76,485	(116,756)	(70,516)	108,749	(179,265)
Total Asset Purchases	46	19,609	19,563	120	54,645	54,525

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 008 - Horace Stillwell Towers
For June 2022
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)
Revenue						
Total Tenant Revenue	41,167	37,725	3,442	120,679	113,175	7,504
Total Grant Revenue	49,441	72,511	(23,070)	148,657	217,533	(68,876)
Total Investment Revenue - Unrestricted	36	28	8	133	84	49
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	414	43,185	(42,771)	6,051	129,555	(123,504)
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
Total Revenue	91,058	153,449	(62,391)	275,520	460,347	(184,827)
Expenses						
Total Administrative	31,166	29,393	(1,773)	101,745	88,179	(13,566)
Total Tenant Services	3,794	6,223	2,429	12,465	18,669	6,204
Total Utilities	14,648	11,163	(3,485)	32,530	33,489	959
Total Ordinary Maintenance & Operation	51,268	57,123	5,855	163,090	171,369	8,279
Total Protective Services	12,034	7,613	(4,421)	33,222	22,839	(10,383)
Total Insurance Premiums	9,467	4,213	(5,254)	24,558	12,639	(11,919)
Total General Expenses	0	8,962	8,962	0	26,886	26,886
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	122,378	124,690	2,312	367,609	374,070	6,461
Excess Operating Revenue Over Operating Expenses	(31,320)	28,759	(60,079)	(92,089)	86,277	(178,365)
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	13,740	13,740	0	41,220	41,220
Excess (Deficiency) of Revenue Over Expenditures	(31,320)	15,019	(46,339)	(92,089)	45,057	(137,145)
Total Asset Purchases	1,895	11,514	9,619	2,572	34,542	31,970

HOUSING AUTHORITY OF SAVANNAH, GA
 Funds : 002 - Yamacraw Village
 For June 2022
 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)
Revenue						
Total Tenant Revenue	48,981	33,869	15,112	128,138	101,607	26,531
Total Grant Revenue	143,088	215,303	(72,215)	409,822	645,909	(236,087)
Total Investment Revenue - Unrestricted	13	100	(87)	246	300	(54)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	6,311	14,177	(7,866)	28,315	42,531	(14,216)
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
Total Revenue	198,393	263,449	(65,056)	566,521	790,347	(223,826)
Expenses						
Total Administrative	56,986	61,855	4,869	169,559	185,565	16,006
Total Tenant Services	1,920	3,955	2,035	5,787	11,865	6,078
Total Utilities	26,914	16,032	(10,882)	38,917	48,096	9,179
Total Ordinary Maintenance & Operation	62,093	110,520	48,427	201,927	331,560	129,633
Total Protective Services	0	52	52	158	156	(2)
Total Insurance Premiums	16,451	11,087	(5,364)	39,252	33,261	(5,991)
Total General Expenses	(665)	11,988	12,653	(2,769)	35,964	38,733
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	163,699	215,489	51,790	452,830	646,467	193,637
Excess Operating Revenue Over Operating Expenses	34,695	47,960	(13,265)	113,691	143,880	(30,189)
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	7,529	7,529	0	22,587	22,587
Excess (Deficiency) of Revenue Over Expenditures	34,695	40,431	(5,736)	113,691	121,293	(7,602)
Total Asset Purchases	47	38,971	38,924	160	116,913	116,753

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 810 - SCB Kayton
For June 2022
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)
Revenue						
Total Tenant Revenue	20,836	19,870	966	58,421	59,610	(1,189)
Total Grant Revenue	53,829	57,579	(3,750)	160,585	172,737	(12,152)
Total Investment Revenue - Unrestricted	6	4	2	16	12	4
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	450	771	(321)	11,291	2,313	8,978
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
Total Revenue	75,121	78,224	(3,103)	230,313	234,672	(4,359)
Expenses						
Total Administrative	17,024	25,130	8,106	53,085	75,390	22,305
Total Tenant Services	991	1,209	218	2,987	3,627	640
Total Utilities	4,524	3,999	(525)	11,867	11,997	130
Total Ordinary Maintenance & Operation	30,209	23,276	(6,933)	99,715	69,828	(29,887)
Total Protective Services	0	80	80	194	240	46
Total Insurance Premiums	7,656	5,122	(2,534)	19,842	15,366	(4,476)
Total General Expenses	0	616	616	0	1,848	1,848
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	60,404	59,432	(972)	187,690	178,296	(9,394)
Excess Operating Revenue Over Operating Expenses	14,716	18,792	(4,075)	42,624	56,376	(13,752)
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
Excess (Deficiency) of Revenue Over Expenditures	14,716	18,792	(4,075)	42,624	56,376	(13,752)
Total Asset Purchases	0	379	379	35	1,137	1,102

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 400 - Local Fund
For June 2022
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)
Revenue						
Total Tenant Revenue	0	0	0	0	0	0
Total Grant Revenue	0	0	0	0	0	0
Total Investment Revenue - Unrestricted	49,355	51,668	(2,313)	150,250	155,004	(4,754)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	27,922	37,680	(9,758)	200,254	113,040	87,214
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
Total Revenue	77,277	89,348	(12,071)	350,504	268,044	82,460
Expenses						
Total Administrative	55,646	78,301	22,655	144,044	234,903	90,859
Total Tenant Services	0	333	333	0	999	999
Total Utilities	0	629	629	0	1,887	1,887
Total Ordinary Maintenance & Operation	3,655	4,063	408	14,895	12,189	(2,706)
Total Protective Services	0	38	38	0	114	114
Total Insurance Premiums	320	315	(5)	1,029	945	(84)
Total General Expenses	0	458	458	0	1,374	1,374
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	59,621	84,137	24,516	159,968	252,411	92,443
Excess Operating Revenue Over Operating Expenses	17,656	5,211	12,445	190,536	15,633	174,903
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
Excess (Deficiency) of Revenue Over Expenditures	17,656	5,211	12,445	190,536	15,633	174,903
Total Asset Purchases	0	2,708	2,708	0	8,124	8,124

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 500 - Bond Fund
For June 2022
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)
Revenue						
Total Tenant Revenue	0	0	0	0	0	0
Total Grant Revenue	0	0	0	0	0	0
Total Investment Revenue - Unrestricted	32	677	(645)	235	2,031	(1,796)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	0	18,786	(18,786)	71,098	85,358	(14,260)
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
Total Revenue	32	19,463	(19,431)	71,333	87,389	(16,056)
Expenses						
Total Administrative	92	452	360	249	1,356	1,107
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
Total Operating Expenses	92	452	360	249	1,356	1,107
Excess Operating Revenue Over Operating Expenses	(61)	19,011	(19,072)	71,083	86,033	(14,950)
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
Excess (Deficiency) of Revenue Over Expenditures	(61)	19,011	(19,072)	71,083	86,033	(14,950)
Total Asset Purchases	0	0	0	0	0	0

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 360 - Housing Choice Voucher
For June 2022
FDS Budget vs Actual - Summary

Administrative						
	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Revenue						
HUD OPER GRNT: FSS Coordinator Receipts	12,965	14,385	(1,420)	20,280	43,155	(22,875)
HUD OPER SUBS: HCV ADMIN FEE	199,102	182,450	16,652	585,544	547,350	38,194
Homeownership Admin Fees	0	117	(117)	0	351	(351)
INVSTMT INC-UNRESTRICTED	61	33	28	613	99	514
FRAUD- Admin	0	375	(375)	0	1,125	(1,125)
Misc Income Account	0	0	0	115,717	0	115,717
Total Revenue	212,128	197,360	14,768	722,154	592,080	130,074
Expenses						
Total Administrative	190,256	197,041	6,785	559,730	591,123	31,393
Total Tenant Services	0	0	0	0	0	0
Total Utilities	224	252	28	758	756	(2)
Total Ordinary Maintainance & Operation	953	7,708	6,755	2,790	23,124	20,334
Total Protective Services	0	252	252	0	756	756
Total Insurance Premiums	6,906	4,164	(2,742)	15,362	12,492	(2,870)
Total General Expenses	999	0	(999)	2,997	0	(2,997)
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	199,339	209,417	10,078	581,637	628,251	46,614
Excess Operating Revenue Over Operating Expenses	12,789	(12,057)	24,846	140,518	(36,171)	176,689

HOUSING AUTHORITY OF SAVANNAH, GA
 Funds : 360 - Housing Choice Voucher
 For June 2022
 FDS Budget vs Actual - Summary

PROGRAM						
	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Revenue						
HUD OPER GRNTS: HCV	1,270,843	1,945,269	(674,426)	5,268,371	5,835,807	(567,436)
FRAUD-HAP	0	375	(375)	0	1,125	(1,125)
FSS Forfeiture Income	0	1,421	(1,421)	6,130	4,263	1,867
Total Revenue	1,270,843	1,947,065	(676,222)	5,274,501	5,841,195	(566,694)
Expenses						
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	2,023,154	1,946,673	(76,481)	5,956,038	5,840,016	(116,022)
Total Other Expenses	0	0	0	0	0	0
Total Expenses	2,023,154	1,946,673	(76,481)	5,956,038	5,840,017	(116,022)
Total Other Financing Sources (Uses)	0	0	0	0	0	0
Excess (Deficiency) of Revenue Over Expenditures	<u>(752,311)</u>	<u>392</u>	<u>(752,703)</u>	<u>(681,538)</u>	<u>1,178</u>	<u>(682,717)</u>
Total Asset Purchases	90	0	(90)	90	0	(90)

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 363 - Shelter Plus Care
For June 2022
FDS Budget vs Actual - Summary

Administrative						
	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Revenue						
ADMIN FEE INCOME: SPC	5,595	5,813	(218)	16,427	17,439	(1,012)
INVSTMT INC-UNRESTRICTED	13	-	13	54	-	54
Total Revenue	5,608	5,813	(205)	16,481	17,439	(958)
Expenses						
Total Administrative	2,854	5,242	2,388	8,840	15,726	6,886
Total Tenant Services	-	-	-	-	-	-
Total Utilities	-	-	-	-	-	-
Total Ordinary Maintainance & Operation	-	-	-	-	-	-
Total Protective Services	-	-	-	-	-	-
Total Insurance Premiums	-	-	-	-	-	-
Total General Expenses	-	-	-	-	-	-
Total Interest Expense and Amortization	-	-	-	-	-	-
Total Operating Expenses	2,854	5,242	2,388	8,840	15,726	6,886
Excess Operating Revenue Over Operating Expenses	2,753	571	2,183	7,642	1,713	5,929

HOUSING AUTHORITY OF SAVANNAH, GA
 Funds : 363 - Shelter Plus Care
 For June 2022
 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)
PROGRAM						
Revenue						
HUD OPER SUBS: SHELTER PLUS CARE GRANTS	79,934	(83,022)	162,956	234,674	249,066	(14,392)
Total Revenue	79,934	(83,022)	162,956	234,674	249,066	(14,392)
Expenses						
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	76,242	83,022	6,780	238,660	249,066	10,406
Total Other Expenses	0	0	0	0	0	0
Total Expenses	76,242	83,022	6,780	238,660	249,066	10,406
Total Other Financing Sources (Uses)	0	0	0	0	0	0
Excess (Deficiency) of Revenue Over Expenditures	3,692	(166,044)	169,736	(3,986)	0	(3,986)
Total Asset Purchases	0	0	0	0	0	0

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 370 - Single Room Occupancy Fund
For June 2022
FDS Budget vs Actual - Summary

Administrative						
	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Revenue						
HUD OPER SUBS: SRO ADMIN FEE	1,449	1,470	(21)	4,348	4,410	(62)
INVSTMT INC-UNRESTRICTED	1	255	(254)	83	765	(682)
MISC INC (MISC SOURCES)	0	294	(294)	0	882	(882)
Total Revenue	1,450	2,019	(569)	4,431	6,057	(1,626)
Expenses						
Total Administrative	1,497	2,184	687	4,106	6,552	2,446
Total Tenant Services	0	0	0	0	0	0
Total Utilities	3	7	4	9	21	12
Total Ordinary Maintainance & Operation	13	15	2	34	45	11
Total Protective Services	0	2	2	0	6	6
Total Insurance Premiums	222	28	(194)	391	84	(307)
Total General Expenses	14	0	(14)	42	0	(42)
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	1,750	2,236	486	4,583	6,708	2,126
Excess Operating Revenue Over Operating Expenses	(300)	(217)	(83)	(152)	(651)	499

HOUSING AUTHORITY OF SAVANNAH, GA
 Funds : 370 - Single Room Occupancy Fund
 For June 2022
 FDS Budget vs Actual - Summary

PROGRAM	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Revenue						
HUD OPER SUBS: SRO	5,227	5,180	47	15,687	15,540	147
Total Revenue	5,227	5,180	47	15,687	15,540	147
Expenses						
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	5,915	5,180	(735)	17,745	15,540	(2,205)
Total Other Expenses	0	0	0	0	0	0
Total Expenses	5,915	5,180	(735)	17,745	15,540	(2,205)
Total Other Financing Sources (Uses)	0	0	0	0	0	0
Excess (Deficiency) of Revenue Over Expenditures	(688)	0	(688)	(2,058)	0	(2,058)
Total Asset Purchases	0	0	0	0	0	0

Consent Agenda Item (B)

DEVELOPMENT SERVICES

Milestones for the year are reflected in Appendix I as a 2022 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 CNA, below are a listing of capital work activities we have recently implemented;

Patterson Terrace: Soils Evaluation

As identified in the “Repositioning 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.

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.

Rafaella Nutini
Director of
Development Services

Robert Marshall
Director of
Facilities Management

Selena Kelly
Compliance Manager

Brandi Lewis
Real Estate Project Manager

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.

In addition to the report, we have procured a foundation repair entity to stabilize additional units that have foundation-related concerns (slabs and wall cracks, as well as differential settlement). This process in addition to the soils report will assist in our process to determine repositioning options for this property.

Stillwell Towers: Elevator Assessment

This project initially commenced with an assessment of the building's three existing elevators, due to the increasing amount of 'down' time and based on our knowledge of the fact that these elevators operate under high volume and are a potentially life-safety liability to this building.

We determined that the elevator system in this building required a major modernization project that would provide replacement of the existing elevator equipment with new energy efficient mechanical, electrical and technological systems, upgrades to improve performance, safety, reliability, energy conservation and overall aesthetics, while adhering to required code compliance.

To this goal, the HAS through its membership with Omnia Partners utilized a procedure called "cooperative purchasing" to request proposals from two elevator companies. The proposals were submitted by Otis Elevator and TK Elevator. The HAS staff reviewed and made a recommendation that Otis be awarded the Modernization services at the Special July Board meeting held on July 13, 2022. The Board of Commissioners at that time concurred with the staff recommendation and agreed to ratify and authorize execution of the contract at this August meeting.

Frazier Homes: Mechanical, Electrical & Plumbing (MEP) Upgrades Package

This project consists of having Lott+Naugle Architects prepare documentation as identified in the CNA, to provide design, permitting/bidding, and construction services to replace the exterior lighting/electrical components, as described below at all existing buildings at this property.

- Building Exterior Site Lighting; repair/replacement of light sensors for the breezeway lights, relocate breaker box to a minimally accessible location higher on the building;
- Unit Outside Lights; replace breezeway lights with energy efficient fixtures with durable/vandal resistant lens covers.

The A/E team completed the Construction Documents and an initial cost estimate. The HAS Procurement Team released the Invitation-To-Bid solicitation package in late March and received bids from three contractors to perform the specified construction services. Our procurement

team is confirming the pricing submitted is a true representation of the project and the bidder based his pricing understanding the scope of work specified. We anticipate having this project under contract by the end of August.

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. 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, and also on February 23, 2022, HAS conducted a total of 44 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, among other documents. 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 were sent to the laboratory for screening. Results do not indicate contamination above threshold levels, therefore, there are no further actions recommended. The reports produced by the aforementioned Environmental Assessments were combined with documents associated with tribal and historic preservation consultation to form a complete Environmental Review Records (ERR) packet that was made available for public comment between **January 28 and February 11, 2022**. Following the public comment period, the City of Savannah as Responsible Entity under 24 CFR 58, submitted to HUD on **March 9, 2022**, a final Environmental Certification (Finding of No Significant Impact and form 7015.15, Request for Release of Funds). On **May 18, 2022**, After reviewing the ERR for the property, HUD issued a letter requesting the City of Savannah to complete Section 106 (Historic) consultation for the project which may include new archeological investigation and execution of a Memorandum of Agreement (MOA) directly between the City and the State Historic Preservation Office (SHPO). **As of July 25, 2022**, the City has initiated consultation with the Historic Preservation Department of the Metropolitan Planning Commission (MPC) and is awaiting results. The application for Demolition / Disposition of Yamacraw Village will be submitted to HUD's Special Application

Center (“SAC”) only after the City had time to revise and publish a new ERR packet for Yamacraw Village, and after HUD issues form 7015.16 (Authorization to Use Grant Funds).

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 April 2022.

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

 **680**

Table 1: RAD Units

RAD is one of the repositioning tools included in the Master Repositioning Plan approved in June 2020. The Plan is based on the 2019 Capital Needs Assessment results, and repositioning tools were recommended in accordance to Section 18, Section 32, and RAD eligibility criteria. 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). Unfortunately, on **November 8, 2021**, HAS was informed that River Pointe II Phase II had not been selected for funding. In order to explore other funding opportunities for River Pointe II Phase II, the development team submitted to the State’s Office of Planning and Budget (OPB) on **June 27, 2022**, an application to the Georgia Investments in Housing Grant, which makes available \$5 million to non-profits providing affordable housing and aiding individuals experiencing homelessness. OPB is expected to notify selected projects in August 2022.

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 fall of 2022, 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.

Early Learning and Recreation Centers

In 2016, HAS began to participate in meetings with a local Advisory Committee for Purpose Built Communities, a non-profit organization formed in 2009 with the intent to redevelop communities following a holistic model that utilizes a blend of mixed-income housing, cradle-to-college education, and community wellness. The aforementioned Advisory Committee later became East Savannah United, a not-for profit organization. After several meetings with the organization, HAS identified an opportunity to implement the revitalization model in the East Savannah Gateway, and plans were initiated for construction and operations of an Early Learning Center (ELC) on approximately 9 acres of the Robert Hitch Village site. The ELC was approved in 2019 to be funded with SPLOST (Special Purpose Local Option Sales Tax) by the City of Savannah and Chatham County, being expected to provide enrichment programs that will serve children 0 to 3 years of age. A County-funded library is forecasted to be included in the same building of approximately 17,000 sq. ft. On January 26, 2022, HUD approved HAS request to lease approximately 9 acres of former Hitch Village land to Chatham County for development of educational and recreational facilities. The lease, approved by the Board of Commissioners and executed on **March 8, 2022**, authorized the County to sublet areas of the site to non-profit entities for the development and operations of other facilities that will provide services to residents of HAS owned and/or managed properties. As of July 25, 2022, Goodwill Excel Center, YMCA, and Boys and Girls Club are being considered as partners in the plan to develop and operate on site a separate building of approximately 42,500 sq. ft.

III. Financing and Construction Activities

Between **December 2017 and November 2021**, The Housing Authority of Savannah issued bonds¹ that supported either the new construction or renovation of income-restricted units in Savannah². A summary of these recent bond deals is provided by Table 2 below:

	Financial closing	Deal type	Total n° of income-restricted units	Total development cost	Total HAS Bond amount	% construction completion (as of July 25, 2022)	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>100%</u>	Fall 2021
Ogeechee Place	April 2021	New construction	204	\$41.2 mi	\$22 mi	<u>54%</u>	Fall 2022 (forecasted)
Savannah Summit	November 2021	Renovation	138	\$32.2 mi	\$15.4	<u>37%</u>	Spring 2023 (forecasted)
Totals			1,391 units		\$ 190.9 million in bonds		

Table 2: 2017 – 2021 HAS-issued bonds

Ogeechee Place construction pictures can be found in Appendix II.

IV. Lease-up and Stabilization Phase

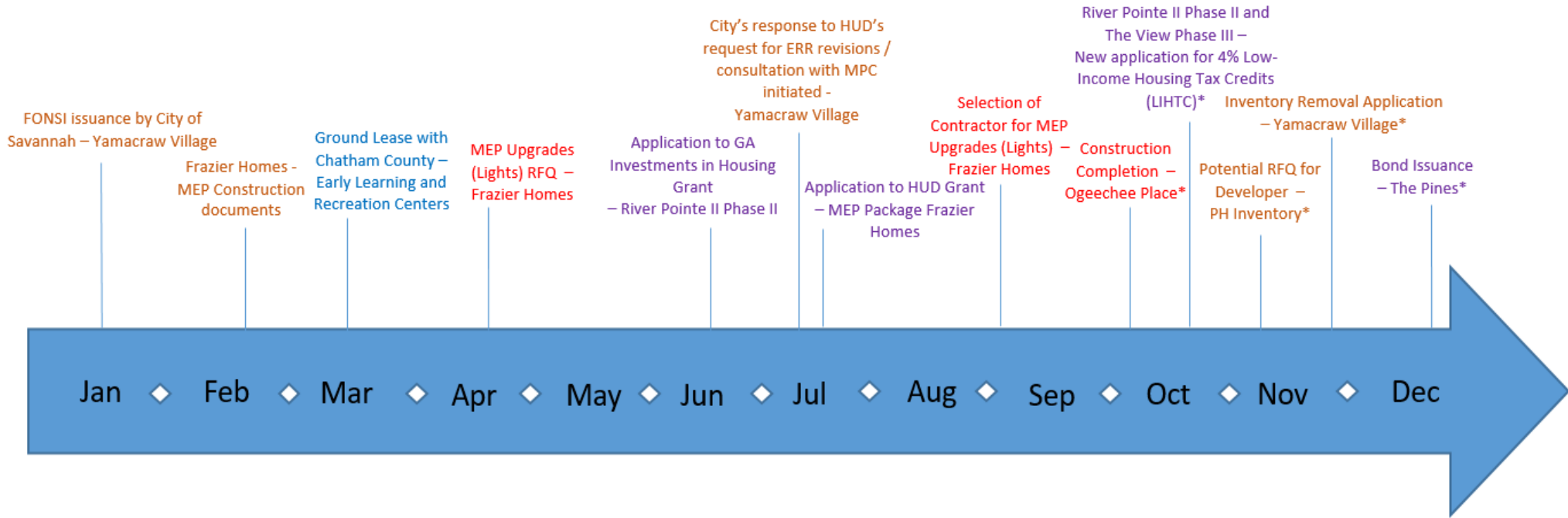
All properties that have completed Lease-up and Stabilization³ are operational, being therefore included in the Asset Management Report.

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 criteri, for three consecutive months

Appendix I

2022 Timeline



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

*Forecasted dates

Appendix II

Ogeechee Place Construction Pictures – as of July 25, 2022



Consent Agenda Item (C)

ASSET MANAGEMENT

PUBLIC HOUSING

OCCUPANCY BRIEFINGS AND WORKSHOPS

There were Twenty-six (26) scheduled eligibility interviews in July 2022. Ten (10) 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.

	July	June	May	TOTAL
Abandoned Unit	0	0	0	0
Non Payment of Rent	1	1	1	3
Criminal Activity	0	0	0	0
Other Lease Violations	1	1	0	2
Other Move outs	7	3	3	13
Section 8	1	1	0	2
TOTAL	10	6	4	20

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.

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

Jessica Brown

Property Manager
The View at Oglethorpe I and II

PROJECT-BASED SECTION 8 HAS – OWNED

HERBERT KAYTON HOMES

- As of **July 26, 2022**, Kayton Homes was 64% 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/Stabilization¹.

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 **July 26, 2022**, 91.67% 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 Achievement¹ in February 2019. As of **July 26, 2022**, 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 **July 26, 2022**, River Pointe was 97.50% 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

PH Neighborhoods	Delinquent Accounts
Frazier Homes	34
Patterson Terrace	5
Single Family Homes	2
Stillwell Towers	2
Yamacraw Village	28
Total	71

**CONVENTIONAL PUBLIC HOUSING
VACANCY - OCCUPANCY REPORT
AS OF JULY 27, 2022**

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	7	41	38	0	0	86	72.70%	6	1	79
Horace Stillwell Towers	211	0	11	0	0	0	0	11	94.79%	1	2	8
Simon Frazier Homes	236	0	0	3	2	2	1	8	96.61%	8	0	0
Pickens Patterson Terrace	76	0	3	8	2	0	0	13	82.89%	0	3	10
Single Family Homes	60	0	0	0	0	1	0	1	98.33%	0	0	1
Total Number of HAS-Managed Units	898	0	21	52	42	3	1	119	86.75%	15	6	98

*Ashley Midtown II has twenty public housing ACC units, nineteen of which are currently occupied. With the Ashley II units, HAS's traditional public housing portfolio includes 918 units.

Consent Agenda Item (D)

RESIDENT SERVICES

National Night Out 2022

The Housing Authority of Savannah in collaboration with community partners hosted our annual National Night Out Community Event. This event was held on Tuesday, August 2, 2022, in the Kayton/Frazier neighborhood from 4:00 pm- 8:00 pm. National Night Out is an annual community event that promotes police-community partnerships and neighborhood camaraderie to make neighborhoods safer! We were extremely excited to have the following partners to foster this community collaboration in crime prevention: the Savannah Police Department, YMCA, People of Action Caring for Kids (P.A.C.K), Care Source and Community Organized Relief Effort (CORE).

To reduce the spread of COVID-19, CORE provided a pop up clinic to administer free COVID-19 vaccines and booster shots to children and adults. A gift card incentive of \$100.00 was given to the first 75 participants. In an effort to assist families with returning to school, the Housing Authority of Savannah provided school supplies.

Homeownership Program

The Homeownership Program will host two introductory orientations for Housing Choice Voucher (HCV) participants on August 23rd and 24th at 10:00 AM. The orientations will address the requirements of purchasing a home with the Housing Choice Voucher, down payment assistance programs, and information on how to improve one's credit scores. We will also have a guest speaker from Truist Bank to discuss the mortgage lending process.

Homeownership Program Update

The Homeownership Program would like to congratulate our newest homeowner. A family of three purchased a 3 bed, 2 bath home in Savannah, GA on July 18, 2022. The purchase price for the was \$215,000.

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

Consent Agenda Item (E)

HOUSING CHOICE VOUCHER PROGRAM

As of July 1, 2022, the total leased vouchers are 2,327 and 328 were issued, for a total of 2,655 committed. Also, additional vouchers were issued after July 1st for these programs:

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

On June 28th, we mailed 654 second appointment letters and 534 first appointment letters to applicants requesting them to provide documents by July 25th to enable us to determine their eligibility for the HCV Program.

	No. Allocated 07/01/2022	No. Committed 05/01/2022	No. Committed 06/01/2022	No. Committed 07/01/2022	No. Available
SPC	112	118	118	127	-15
Mod Rehab	20	20	20	20	0
Vouchers	2718	2607	2604	2655	63
Portables	-	29	31	29	
VASH	137	123	115	116	21
HCV PBV	271	263	262	260	11
RADPBV	330	261	257	256	74
TOTAL	3588	3392	3376	3434	154

NUMBER ON WAITING LIST: 5,190

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 July 1, 2021, the Housing Authority of Savannah has been approved to administer 3,588 allocations.

Lynn Coleman
Director of
Assisted Housing Programs



Norda Robinson
Family Self-Sufficiency Coordinator
Sandy Glick
Lead Case Manager



Agenda Item No. 2 – Old Business

RATIFICATION OF BOARD SUPPORT OF STILLWELL TOWERS ELEVATOR MODERNIZATION CONTRACT

RECOMMENDED ACTION:

Ratify previous support.

BACKGROUND:

On July 14, 2022, the Board of Commissioners held a special meeting, which included the contract award for comprehensive elevator modernization work at Horace Stillwell Towers. There was no quorum at the meeting; the Chairwoman and Vice Chairman met in person with staff, with Commissioner Gresham dialing in by phone.

ANALYSIS:

On July 14, the Board of Commissioners offered their support authorizing the Executive Director, to execute a contract, pending legal review, with Otis Elevator Inc. for an elevator modernization project, in an amount not to exceed \$1,464,870, and an ongoing service maintenance contract in an amount not to exceed an annual amount of \$23,340.

COMMENTS:

Because no official action was taken on July 14 due to a lack of quorum, the Commissioners must now ratify their previous support for the above referenced action.

LEGAL CONSIDERATIONS:

All procedures related to this matter have been undertaken at the advice from counsel.

FINANCIAL CONSIDERATIONS:

No additional considerations.

BOARD CONSIDERATION AND ACTION:

The staff recommends that the Board of Commissioners ratify their previous support to authorize the Executive Director, to execute a contract with Otis Elevator Inc. for an elevator modernization project, in an amount not to exceed \$1,464,870, and an ongoing service maintenance contract in an amount not to exceed an annual amount of \$23,340.



Agenda Item No. 3 – *Old Business* **RATIFICATION OF BOARD SUPPORT OF HONORARY STREET DESIGNATION**

RECOMMENDED ACTION:

Ratify previous support.

BACKGROUND:

On July 14, 2022, the Board of Commissioners held a special meeting, which included a request from the City of Savannah for an honorary street designation. There was no quorum at the meeting; the Chairwoman and Vice Chairman met in person with staff, with Commissioner Gresham dialing in by phone.

ANALYSIS:

On July 14, the Board of Commissioners offered their support of the City's request to designate Cape Street in Herbert Kayton Homes as "Raphael Warnock Way".

COMMENTS:

Because no official action was taken on July 14 due to a lack of quorum, the Commissioners must now ratify their previous support for the above referenced action.

LEGAL CONSIDERATIONS:

All procedures related to this matter have been undertaken at the advice from counsel.

FINANCIAL CONSIDERATIONS:

None

BOARD CONSIDERATION AND ACTION:

The staff recommends that the Board of Commissioners ratify their previous support and approve the honorary street designation of Cape Street as "Raphael Warnock Way" at the request of the City of Savannah.



Agenda Item No. 4 – *New Business* **RESULTS FOR IFB No. 02182022-** **UNIT MAKE READY SERVICES**

RECOMMENDED ACTION:

For information purposes only.

BACKGROUND:

The Housing Authority of Savannah requires the services of qualified licensed and insured Contractor(s) to provide unit make ready services. The work includes, but is not limited to, electrical, plumbing, flooring, hardware installation, HVAC, painting, and any other as needed repairs through the issuance of Executed Task Orders. An Invitation to Bid (IFB) was published on February 18, 2022, through the Housing Agency Marketplace e-Procurement system. Notices were published in the Savannah Morning News, The Savannah Tribune and Public Housing Authorities Director Association (PHADA). A pre-bid conference and site visit were conducted on Wednesday, March 16, 2022 and Thursday, March 24, 2022, respectively.

To improve the overall efficiency and effectiveness of the unit make ready program. HAS intends to award the work to multiple Contractors. The HAS facilities will not be divided into groups. Instead, each Contractor may be called to any facility within HAS's portfolio on an as-needed basis. The contractor shall provide all labor and equipment and perform all operations necessary to perform unit make ready services at various locations owned or operated by HAS.

ANALYSIS:

IFB No. 02182022 Unit Make Ready Services was released for bids on February 18, 2022. One thousand four hundred and ninety-nine (1499) potential vendors were notified of the procurement through the NAHRO Economic Engine (e-procurement system).

Bids were opened on Wednesday, April 20, 2022 at 3:00 pm. Four (4) bids were received. The bids were reviewed and two Contractors submitted responsive and responsible bids based on cost and overall compliance. New Beginnings Commercial Residential Cleaning Plus, Inc. and Intex Construction, LLC met all the requirements for award.

COMMENTS:

None

LEGAL CONSIDERATIONS:

None

FINANCIAL CONSIDERATIONS:

The Contract amounts are estimated at an annual Not-To-Exceed amount of \$525,120 total per year, based on the average of the last three years of contract payments with the current provider. The potential five-year contract total amount is NOT-TO-EXCEED \$2,625,600, no minimum or maximum purchase guarantees. The contract is for a one-year initial term and four, one-year optional extensions. There will be no price escalation over the potential maximum five-year

contract period. Payment for contractual services will be provided by operating funds of the specifically associated programs/projects.

BOARD CONSIDERATION AND ACTION:

The staff recommends that the Board of Commissioners authorize the Executive Director to execute contracts with New Beginnings Commercial Residential Cleaning Plus, Inc. and Intex Construction, LLC. to provide unit make ready services based on proposed rates by bedroom size and condition (see attached) and according to the terms specified in the IFB.

Date: April 20, 2022 Time: 3:00 PM	New Beginnings Commercial Residential Cleaning Plus, Inc.						Intex Construction, LLC					
	<i>Pickens Patterson Terrace</i>						<i>Pickens Patterson Terrace</i>					
Good	1 Bedroom	2 Bedroom	3 Bedroom				1 Bedroom	2 Bedroom	3 Bedroom			
	\$1,800.00	\$1,800.00	\$2,400.00				\$1,288.00	\$1,594.00	\$1,952.00			
Fair	1 Bedroom	2 Bedroom	3 Bedroom				1 Bedroom	2 Bedroom	3 Bedroom			
	\$1,800.00	\$1,800.00	\$2,400.00				\$1,441.00	\$1,800.00	\$2,217.00			
Poor	1 Bedroom	2 Bedroom	3 Bedroom				1 Bedroom	2 Bedroom	3 Bedroom			
	\$2,000.00	\$2,400.00	\$2,800.00				\$2,588.00	\$3,270.00	\$4,012.00			
Clean and Sanitize	1 Bedroom	2 Bedroom	3 Bedroom				1 Bedroom	2 Bedroom	3 Bedroom			
	\$150.00	\$250.00	\$350.00				\$584.00	\$704.00	\$866.00			
Average Cost	\$1,866.67	\$2,000.00	\$2,533.33				\$1,772.33	\$2,221.33	\$2,727.00			
	<i>Single Family Homes</i>						<i>Single Family Homes</i>					
Good	3 Bedroom	4 Bedroom					3 Bedroom	4 Bedroom				
	\$2,400.00	\$2,400.00					\$2,258.00	\$2,570.00				
Fair	3 Bedroom	4 Bedroom					3 Bedroom	4 Bedroom				
	\$2,400.00	\$2,600.00					\$2,523.00	\$2,835.00				
Poor	3 Bedroom	4 Bedroom					3 Bedroom	4 Bedroom				
	\$2,800.00	\$3,200.00					\$4,082.00	\$4,482.00				
Clean and Sanitize	3 Bedroom	4 Bedroom					3 Bedroom	4 Bedroom				
	\$450.00	\$450.00					\$1,014.00	\$1,355.00				
Average Cost	\$2,533.33	\$2,733.33					\$2,954.33	\$3,295.67				
	<i>Simon Frazier Homes</i>						<i>Simon Frazier Homes</i>					
Good	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
	\$1,800.00	\$1,800.00	\$1,800.00	\$2,400.00	\$2,400.00	\$2,600.00	\$813.00	\$1,081.00	\$1,431.00	\$1,731.00	\$2,244.00	\$2,569.00
Fair	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
	\$1,800.00	\$1,800.00	\$1,800.00	\$2,400.00	\$2,400.00	\$3,000.00	\$938.00	\$1,425.00	\$1,869.00	\$2,325.00	\$2,931.00	\$3,350.00
Poor	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
	\$2,000.00	\$2,400.00	\$2,400.00	\$3,000.00	\$3,600.00	\$3,800.00	\$2,031.00	\$2,644.00	\$3,431.00	\$4,231.00	\$4,806.00	\$5,256.00
Clean and Sanitize	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
	\$150.00	\$150.00	\$250.00	\$350.00	\$450.00	\$525.00	\$389.00	\$550.00	\$738.00	\$912.00	\$1,175.00	\$1,338.00
Average Cost	\$1,866.67	\$2,000.00	\$2,000.00	\$2,600.00	\$2,800.00	\$3,133.33	\$1,260.67	\$1,716.67	\$2,243.67	\$2,762.33	\$3,327.00	\$3,725.00
	<i>Yamacraw Village</i>						<i>Yamacraw Village</i>					
Good	1 Bedroom	2 Bedroom	3 Bedroom				1 Bedroom	2 Bedroom	3 Bedroom			
	\$1,800.00	\$1,800.00	\$2,400.00				\$1,306.00	\$1,819.00	\$2,144.00			
Fair	1 Bedroom	2 Bedroom	3 Bedroom				1 Bedroom	2 Bedroom	3 Bedroom			
	\$1,800.00	\$1,800.00	\$2,400.00				\$1,525.00	\$2,131.00	\$2,488.00			
Poor	1 Bedroom	2 Bedroom	3 Bedroom				1 Bedroom	2 Bedroom	3 Bedroom			
	\$2,400.00	\$2,400.00	\$3,000.00				\$3,088.00	\$4,038.00	\$4,362.00			
Clean and Sanitize	1 Bedroom	2 Bedroom	3 Bedroom				1 Bedroom	2 Bedroom	3 Bedroom			
	\$150.00	\$250.00	\$375.00				\$535.00	\$816.00	\$1,070.00			
Average Cost	\$2,000.00	\$2,000.00	\$2,600.00				\$1,973.00	\$2,662.67	\$2,998.00			
	<i>Herbert Kayton Homes</i>						<i>Herbert Kayton Homes</i>					
Good	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom		1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	
	\$1,800.00	\$1,800.00	\$2,400.00	\$2,400.00	\$3,000.00		\$1,081.00	\$1,431.00	\$1,731.00	\$2,244.00	\$2,569.00	
Fair	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom		1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	
	\$1,800.00	\$1,800.00	\$2,400.00	\$2,400.00	\$3,000.00		\$1,425.00	\$1,869.00	\$2,325.00	\$2,931.00	\$3,350.00	
Poor	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom		1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	
	\$2,400.00	\$2,400.00	\$3,000.00	\$3,200.00	\$3,800.00		\$2,644.00	\$3,431.00	\$4,231.00	\$4,806.00	\$5,256.00	
Clean and Sanitize	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom		1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	
	\$150.00	\$250.00	\$350.00	\$450.00	\$550.00		\$550.00	\$738.00	\$912.00	\$1,175.00	\$1,338.00	
Average Cost	\$2,000.00	\$2,000.00	\$2,600.00	\$2,666.67	\$3,266.67		\$1,716.67	\$2,243.67	\$2,762.33	\$3,327.00	\$3,725.00	
	<i>Horace Stillwell Towers</i>						<i>Horace Stillwell Towers</i>					
Good	1 Bedroom	2 Bedroom					1 Bedroom	2 Bedroom				
	\$1,800.00	\$1,800.00					\$941.00	\$1,247.00				
Fair	1 Bedroom	2 Bedroom					1 Bedroom	2 Bedroom				
	\$1,800.00	\$1,800.00					\$1,058.00	\$1,364.00				
Poor	1 Bedroom	2 Bedroom					1 Bedroom	2 Bedroom				
	\$2,400.00	\$2,400.00					\$2,324.00	\$2,835.00				
Clean and Sanitize	1 Bedroom	2 Bedroom					1 Bedroom	2 Bedroom				
	\$150.00	\$250.00					\$527.00	\$703.00				
Average Cost	\$2,000.00	\$2,000.00					\$1,441.00	\$1,815.33				

Agenda Item No. 5

MEETING MINUTES

The proposed minutes of the June 14, 2022 regular meeting are presented on the following pages for approval.

A memorandum regarding a Board discussion on July 13, 2022 also follows.

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.

Wanda Parrish
Chairwoman

Darrel Daise
Vice Chairman

Edward Gresham

DRAFT FOR APPROVAL

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

June 14, 2022

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 B Conference Room beginning at 12:15 p.m. on Tuesday, June 14, 2022. Chairwoman Wanda Parrish called the meeting to order and upon roll call those present and absent were as follows:

Present: Wanda Parrish, Chairwoman
Darrel Daise, Vice Chairman
Thomas Henry

Absent: Edward Gresham

Also present were Executive Director Earline Wesley Davis, Deputy Director Kenneth Clark, Director of Finance Robert Faircloth, Director of Property Management Yolanda Fontaine, Director of Facilities Management Robert Marshall, Director of Development Services Rafaella Nutini, Management Analyst Tammy Brawner, and Lead Case Manager Sandy Glicken. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP was also in attendance.

The Chairwoman opened the meeting with a moment of silence.

APPROVAL OF CONSENT AGENDA

The Consent Agenda included the minutes of the May 13, 2022 postponed regular and annual meetings; the Financial 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.

TEMPORARY POLICY SUPPLEMENT TO HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN

Lead Case Manager Sandy Glicken addressed the Board of Commissioners. Ms. Glicken stated that effective July 1, 2021, the Housing Authority of Savannah accepted fifty-three emergency housing vouchers (EHV), as authorized under the American Rescue Plan Act.

On July 20, 2021, a Memorandum of Understanding was executed by HAS and the Chatham Savannah Authority for the Homeless (CSAH) who is the lead agency for the CoC. Ms. Glicken advised that recipients of EHV funds are required to address various elements of the EHV program in their Housing Choice Voucher Program Administrative Plans. In order to comply, a draft Temporary Policy Supplement (TPS) to the Administrative Plan was shared with the Commissioners prior to the meeting for their review and consideration.

After some discussion, Commissioner Daise made a motion, seconded by Commissioner Henry, to adopt the Temporary Policy Supplement to the HCV Administrative Plan. The motion passed unanimously and the TPV was adopted.

ADOPTION OF GEORGIA INVESTMENTS IN HOUSING GRANT APPLICATION FOR RIVER POINTE II, PHASE II

Director of Development Services Rafaella Nutini addressed the Board of Commissioners regarding HAS wholly owned subsidiary, Savannah Community Builders' planned application for the Georgia Investments in Housing grant. The application will be funding related to River Pointe II, Phase II. River Pointe II is the former Edgar Blackshear Homes site.

The development process of mixed-income housing on portions of the former Blackshear site between Stirling Street and Pounder Street on the northwest side of Wheaton Street and between Waters Avenue and Harmon Street on the southeast side of Wheaton Street, known as River Pointe II-Phase II has already begun. The current development proposal includes fifty-three (53) mixed-income units of one, two, and three bedrooms.

The application will allow the partial funding of this development. After some discussion, Commissioner Daise moved to authorize staff to take all actions necessary or desirable, to

submit a grant application and provide funding commitment in an amount not to exceed \$1 million for the development of River Pointe II Phase II. Commissioner Henry seconded the motion, which passed unanimously.

JULY BOARD OF COMMISSIONERS MEETING CANCELLATION

Management Analyst Tammy Brawner notified the Commissioners that it has become a tradition for the Board of Commissioners to take a summer break with the cancellation of the regular meeting for the month of July. Commissioner Henry made a motion, seconded by Commissioner Daise, to cancel the next meeting scheduled for July 12, 2022. The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Earline Davis provided a written report to the Board.

EXECUTIVE SESSION

At 12:54 p.m., Commissioner Daise made a motion, seconded by Commissioner Henry, to enter Executive Session to discuss litigation. The affidavit of Chairwoman Wanda Parrish, the presiding officer, is attached to these minutes and made a part hereof. At 1:05 p.m., the Board of Commissioners returned to open session.

There being no further business, the Chairwoman declared the meeting adjourned at 1:05 p.m.

Secretary

ATTEST:

Chairwoman

Approval Date: August 9, 2022

(5) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. §50-14-4(b) that such an affidavit be executed.

This 9th day of August, 2022.

Wanda Parrish, Chairwoman
Housing Authority of Savannah

Sworn to and subscribed before me
This 9th day of August, 2022.

Tammy A. Brawner
Notary Public

HOUSING AUTHORITY OF SAVANNAH MEMORANDUM

**TO: BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF SAVANNAH**

FROM: EARLINE WESLEY DAVIS, EXECUTIVE DIRECTOR

The Board of Commissioners of the Housing Authority of Savannah gathered at the office of the Housing Authority of Savannah, 1407 Wheaton Street – Building A Room 205 beginning at 9:00 a.m., Wednesday, July 13, 2022. Chairwoman Wanda Parrish and Vice Chairman Darrel Daise were the only Commissioners present, with Commissioner Edward Gresham absent, but dialing in by telephone. With only two Commissioners present, a quorum was not established, but discussion among the Board members and staff did take place.

Others present for the discussion were: Deputy Director Kenneth Clark, Director of Finance Robert Faircloth, Director of Property Management Yolanda Fontaine, Director of Facilities Management Robert Marshall, Management Analyst Tammy Brawner, and Procurement Manager Carl Edwards. Eric Curl of Savannahagenda.com was also in attendance. Director of Development Services Rafaella Nutini and Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP dialed in by telephone.

BOARD SUPPORT GIVEN FOR EXTENSIVE ELEVATOR REPAIR AND MODERNIZATION CONTRACT AT HORACE STILLWELL TOWERS

Procurement Manager Carl Edwards explained that HAS is in the process of negotiating a contract Otis Elevator company for repair work for the elevators at Horace Stillwell Towers. The contract will upgrade and modernize the elevator system to improve the performance, safety, reliability, energy conservation, and overall aesthetics while adhering to required code compliance. The elevator modernization project provides interior/exterior aesthetic upgrades, as well as replacement of existing elevator equipment with new energy efficient mechanical, electrical and technological systems. The contract to be utilized will be Contract 2019001563-RFP Master agreement between the University of California (CA) and Otis Elevator, Inc. This contract entitles the Agency to:

1. Modernization of existing elevators. and
2. volume tier discounts on parts and labor, and
3. access to a comprehensive non-proprietary parts inventory

A service contract will also be put in place. A discussion was held regarding the information. The Chairwoman polled the Board and Commissioners Parrish, Daise and Gresham all offered verbal support to authorize the Executive Director, pending legal review, to execute a contract with Otis Elevator Inc. for an elevator modernization project,

in an amount not to exceed \$1,464,870, and an ongoing service maintenance contract in an amount not to exceed an annual amount of \$23,340. The support of the Commissioners allows staff to move forward with pursuing the contract, with later ratification by the Board at its next regular meeting, scheduled for August 9.

BOARD SUPPORT GIVEN FOR HONORARY STREET DESIGNATION

Deputy Director Kenneth Clark said that the City of Savannah's Director of Policy and Intergovernmental Affairs has approached the Housing Authority of Savannah with a request. Mayor Van Johnson would like to submit a petition from the City of Savannah for an Honorary Street Designation in honor of Senator Raphael Warnock on Cape Street located within Herbert Kayton Homes. An Honorary Street Designation does not change the name of the street or impact any addressing, GIS systems, or emergency response systems. Honorary Designations are only symbolic.

The City Naming Ordinance (Sec. 4-1104) requires the approval of the surrounding property owner, which in this case is Housing Authority. The Commissioners all agreed to offer their support for the honorary street designation. The support of the Commissioners allows staff to offer the Board's agreement to the City of Savannah to move forward with their business, with later ratification by the Board at its next regular meeting, scheduled for August 9.

Executive Director's Report

August 9, 2022



Waiting List Opened for Public Housing

In accordance with HUD regulations and HAS's Admissions and Continued Occupancy Policy (ACOP), on-line applications for the public housing program were accepted from Monday, July 25, 2022 at 8:00 a.m. through Tuesday July 26, 2022 at 4:30 p.m. Over **5,000** applications were submitted. Openings were for two, three, four and five bedrooms, as well as Stillwell Towers. This process was to place applicants on a waiting list ONLY. Applicants were provided with a phone number, (912) 721-2606, if they have questions regarding their placement on the waiting list.

National Night Out

National Night Out (NNO) is an annual community-building campaign promoting police-community partnerships and neighborhood camaraderie. NNO aims to enhance relationships between neighbors and law enforcement to help make our neighborhoods safer and bringing back a true sense of community. Resident Services staff planned and coordinated the HAS activities held on August 2 that included games, food and distribution of school supplies and coordinated with CORE, a local group, to provide COVID vaccines.

HUD announces new Homeless Funding

HUD is providing \$2.8 billion in fresh funding for homeless services organizations across the country. The announcement specifies that the new funding will prioritize services for homeless youth and for "survivors of domestic violence, dating violence, sexual assault, and stalking." Existing Continuum of Care participants can "renew existing projects; apply for new projects and reallocate resources for lower performing projects to better serve people experiencing homelessness."

HUD awards over \$36 million in Mainstream Vouchers and Fees to support Community living for People with Disabilities

These tenant-based vouchers are for households that include non-elderly persons with disabilities, defined as any family that includes a person with disabilities who is at least 18 years old and not yet 62.

The award includes \$23 million for 2,391 new mainstream vouchers that can be used to assist people to transition from, avoid institutional settings, exit, or avoid homelessness.

\$13 million in additional administrative fees will help support tenants' housing search, fund landlord engagement activities and cover other move-in costs.

This funding is in recognition of the 32nd anniversary of the American with Disabilities Act.

Americans with Disabilities Act (ADA)

President George Herbert Walker Bush signed the ADA into law on July 26, 1990. The ADA is a civil rights law that prohibits discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the public. The purpose of the law is to make sure that people with disabilities have the same rights and opportunities as everyone else. The ADA gives civil rights protections to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. It guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, state and local government services, and telecommunications.

HUD Chief Financial Officer

Vinay Singh was sworn in on June 22, 2022 as HUD's CFO. Mr. Singh is a Certified Public Accountant who previously served as a Senior Advisor to the Administrator at the U. S. Small Business Administration. He has twenty-five years of private sector leadership experience with a deep understanding of finance, analytics, and strategy.

The Office of the CFO provides leadership in instituting financial integrity, fiscal responsibility and accountability. The mission of the CFO is to lead the Department's Headquarters and Field Office officials towards the understanding and practice of sound financial management in program development and operations, and in the stewardship of public resources.

The CFO reports directly to and advises the HUD Secretary on all aspects of financial management, accounting and budgetary matters. The CFO ensures that the Department establishes and meets financial goals and objectives; ensures that the Dept. is in compliance with financial management legislation and directives; analyzes budgetary implications of poly and