



September 13, 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*

**Brynn Grant**

*Term Expires: 01/04/2023*

**Edward Gresham**

*Term Expires: 01/04/2026*

**Earline Wesley Davis, Executive Director**



**TENTATIVE AGENDA**

**REGULAR BOARD OF COMMISSIONERS MEETING**

Tuesday, September 13, 2022, 12:15 PM

HAS Administrative Office, 1407 Wheaton Street, Building B

**MEETING CALL TO ORDER: WANDA PARRISH, CHAIRWOMAN**

**MOMENT OF SILENCE**

1. Administration of Oath of Office to New Commissioner.....Wanda Parrish, Chairwoman

*Recommended Action: Administer Oath to Brynn Grant*

2. Consent Agenda\* .....Wanda Parrish, Chairwoman

*Recommended Action: Approve*

(A) Minutes of August 9, 2022 Regular Meeting

(B) Financial Report

(C) Development Services Report

(D) Asset Management Report

(E) Resident Services Report

(F) 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.*

3. City of Savannah Presentation regarding The Cove at Dundee..... Martin Fretty, Director

Housing & Neighborhood Services, City of Savannah

*Recommended Action: For information*

4. Amendment to Savannah Summit Bond Resolution .....Rafaella Nutini, Director of Development Services

*Recommended Action: Adopt*

5. Executive Director's Report ..... Earline Wesley Davis, Executive Director

6. 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* OATH OF OFFICE TO NEW COMMISSIONER

### **RECOMMENDED ACTION:**

Administer the oath of office to new Commissioner Brynn Grant.

### **BACKGROUND:**

Brynn Grant, President & CEO of the United Way of the Coastal Empire, was appointed to the HAS Board of Commissioners by Mayor Van R. Johnson, II on September 1, 2022. Ms. Grant will replace Thomas Henry who resigned from the Board on July 1, 2022.

### **ANALYSIS:**

None

### **COMMENTS:**

Ms. Grant is expected to take the oath of office as Commissioner of the Housing Authority of Savannah at Tuesday's meeting.

### **LEGAL CONSIDERATIONS:**

None

### **FINANCIAL CONSIDERATIONS:**

None

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

Chairwoman Parrish will begin Tuesday's meeting by administering the oath of office to the new Commissioner.

**OATH OF COMMISSIONER OF  
THE HOUSING AUTHORITY OF SAVANNAH, GEORGIA**

I, Brynn Grant, do solemnly swear that I will faithfully perform all duties of the office of Commissioner of the Housing Authority of Savannah, Georgia; that I am not the holder of any public money due the State unaccounted for. I am not the holder of any office of trust under the Government of the United States, nor of any one of the several States, nor of any foreign state, neither am I an officer or employee of the City of Savannah, Georgia, that I am otherwise qualified to hold the office according to the Constitution and laws of Georgia; that I will support the Constitutions of the United States and the State of Georgia.

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Brynn Grant

Subscribed and sworn to before me  
This 13<sup>th</sup> day of September, 2022.

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Wanda Parrish, Chairwoman



## Agenda Item No. 2 – *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) August 9, 2022 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 August 9, 2022 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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Wanda Parrish  
Chairwoman

Darrel Daise  
Vice Chairman

Brynn Grant

Edward Gresham

**DRAFT FOR APPROVAL**

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

**August 9, 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 A beginning at 12:15 p.m. on Tuesday, August 9, 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 Edward Gresham
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Absent:	None
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Also present were Executive Director Earline Wesley Davis, Deputy Director Kenneth Clark, Director of Finance Robert Faircloth, Management Analyst Tammy Brawner, and Procurement Manager Carl Edwards. Eric Curl of SavannahAgenda.com was also in attendance. Director of Assisted Housing Programs Lynn Coleman, Director of Property Management Yolanda Fontaine, Director of Human Resources Shannell Hardwick, Director of Facilities Management Robert Marshall, Director of Development Services Rafaella Nutini, and Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP dialed in by telephone.

The Chairwoman opened the meeting with a moment of silence.

#### **APPROVAL OF CONSENT AGENDA**

The Consent Agenda included the Financial Services Report; Asset Management Report; Resident Services Report and Assisted Housing Programs Report. Commissioner Daise made a motion to approve the consent agenda. Commissioner Gresham seconded the motion and it passed unanimously.

#### **RATIFICATION OF BOARD SUPPORT FOR EXTENSIVE ELEVATOR REPAIR AND MODERNIZATION CONTRACT AT HORACE STILLWELL TOWERS**

Deputy Director Kenneth Clark addressed the Board of Commissioners regarding prior support given on July 14, 2022 for contract negotiation with 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. Procurement Manager Carl Edwards was on hand to answer questions as he had presented the information to the Board during the prior July conversation. Commissioner Gresham made a motion to ratify board support for elevator repair contract, and Commissioner Daise seconded the motion, which was unanimously approved.

#### **RATIFICATION OF BOARD SUPPORT GIVEN FOR HONORARY STREET DESIGNATION**

Mr. Clark continued by offering a summary of the Board's support for the City of Savannah's request for an Honorary Street Designation in honor of Senator Raphael Warnock on Cape Street located within Herbert Kayton Homes. Support for the designation had been provided by the Board on July 14, 2022. Commissioner Daise made a motion, seconded by Commissioner Gresham, to ratify the support for the City's request. The motion passed unanimously.

#### **AWARD OF UNIT MAKE-READY SERVICES CONTRACT**

Mr. Edwards stated that 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 asneeded repairs through the issuance of Executed Task Orders. An Invitation to Bid (IFB) was published on February 18, 2022. A pre-bid conference and site visit were conducted on Wednesday, March 16, 2022 and Thursday, March 24, 2022, respectively.



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.

Mr. Edwards explained that 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.

Commissioner Daise moved to 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 and according to the terms specified in the IFB. Commissioner Gresham seconded the motion and the contract was unanimously awarded.

**ADOPTION OF JUNE 14, 2022 REGULAR MEETING MINUTES**

Commissioner Gresham made a motion, seconded by Commissioner Daise, to approve the minutes of the June 14, 2022 regular meeting of the Board of Commissioners. The motion passed unanimously.

**EXECUTIVE DIRECTOR'S REPORT**

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

**COMMENTS FROM COMMISSIONERS**

Commissioner Parrish provided comments on National Night Out in Horace Stillwell Towers.

There being no further business, the Chairwoman asked for a motion to close the meeting. The motion was made and seconded by Commissioner Gresham and Commissioner Daise, respectively. The motion passed unanimously, with the Chairwoman declaring the meeting adjourned at 12:45 p.m.

## Consent Agenda Item (B)

### FINANCE

#### BUDGET-VS-ACTUAL REPORT

#### *PERIOD ENDING 07/31/2022*

**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 JULY 2022**

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

- Total Revenue reflects a cumulative negative budget variance of \$ 278,369.
  - 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 \$ 66,804.
- Fund Reports a cumulative loss of \$ 284,766, tracking over budget by \$ 345,174.

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 JULY 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 \$ 238,677.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 131,922.

Reports a cumulative profit of \$ 12,345 tracking over budget by 106,756.

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

- Total Revenue reflects a negative cumulative budget variance of \$ 270,145.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 141,664.

Reports a cumulative loss of \$ 97,713, tracking over budget by \$ 128,481.

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

- Total Revenue reflects a negative cumulative budget variance of \$ 183,656.
- Total Operating Expenses reflect a negative cumulative budget variance of \$ 22,387.

Reports a cumulative loss of \$ 91,007, tracking over budget by \$ 206,042.

#### *AMP 6 – Yamacraw Village*

- Total Revenue reflects a negative cumulative budget variance of \$ 296,587.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 273,939.

Reports a cumulative profit of \$ 169,192, tracking over budget by \$ 22,648.

## **SCB KAYTON, LLC FOR YEAR TO DATE JULY 2022**

### **Analysis & Comments**

- Total Revenue reflects a negative cumulative budget variance of \$ 10,156.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 361.

Reports a cumulative profit of \$ 65,373, tracking over budget by \$ 9,795.

Annual Replacement Reserve contributions still need to be accrued as of 07/31/2022.

## **LOCAL FUND FOR YEAR TO DATE JULY 2022**

### **Analysis & Comments**

- Total Revenue reflects a positive cumulative budget variance of \$ 276,120.
  - 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 \$ 102,591.

Reports a cumulative profit of \$ 399,566 tracking under budget by \$ 378,712.

## **BOND FUND FOR YEAR TO DATE JULY 2022**

### **Analysis & Comments**

- Total Revenue reflects a negative cumulative budget variance of \$ 32,869.
- 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 \$ 1,461.

Reports a cumulative profit of \$ 73,637, tracking over budget by \$ 31,408.

## **HOUSING ASSISTANCE PAYMENTS PROGRAMS FOR YEAR TO DATE JULY 2022**

### *Housing Choice Voucher Program*

- 1) The Administrative Section is reporting a cumulative profit of \$ 135,612, tracking under budget by \$ 183,840.
- 2) HAP Expenses are \$ 7,965,740 year to date. The Program Section is reporting a cumulative loss of \$ 673,743. 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 \$ 8,924, tracking under budget by \$ 6,640.
- 2) HAP Expenses are \$ 319,917 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 \$ 412, reflecting a positive budget variance of \$ 456.
- 2) HAP Expenses are \$ 23,626 year to date. The Program Section is reporting a cumulative loss of \$ 1,817. 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: July-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)	(284,766)	12,345	(97,713)	(91,007)	169,192	65,373	399,556	73,637			
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:	1,182,793	1,382,508	367,635	1,113,778	1,631,070	734,689	10,695,430	3,489,731			

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

Reporting Month: July-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)	135,612	8,924	(412)
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>1,918,206</u>	<u>1,087,318</u>	<u>198,127</u>
Year to Date Section 8 Programs Profit/(Loss)	Program Section	Program Section	Program Section
	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.	0	0	0
Year to Date Profit/(Loss) Combined Total for all Section 8 Activities:	<u>135,612</u>	<u>8,924</u>	<u>(412)</u>

HOUSING AUTHORITY OF SAVANNAH, GA  
Funds : 250 - CENTRAL OFFICE COST CENTER  
For July 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)
<b>Revenue</b>						
Total Tenant Revenue	0	0	0	0	0	0
Total Grant Revenue	0	54,035	(54,035)	0	216,140	(216,140)
Total Investment Revenue - Unrestricted	8	16	(8)	162	64	98
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	75	8,331	(8,256)	3,675	33,324	(29,649)
Total Management Fee Revenue	80,510	81,999	(1,489)	323,074	327,996	(4,922)
Total Bookkeeping Fee Revenue	28,058	28,181	(124)	112,448	112,724	(277)
Total Asset Management Fee Revenue	0	6,870	(6,870)	0	27,480	(27,480)
Total Admin Fee Revenue	0	0	0	0	0	0
<b>Total Revenue</b>	<b>108,650</b>	<b>179,432</b>	<b>(70,782)</b>	<b>439,359</b>	<b>717,728</b>	<b>(278,369)</b>
<b>Expenses</b>						
Total Administrative	204,692	146,690	(58,002)	633,268	586,760	(46,508)
Total Tenant Services	0	0	0	0	0	0
Total Utilities	5,083	2,942	(2,141)	19,340	11,768	(7,572)
Total Ordinary Maintenance & Operation	6,125	5,187	(938)	45,206	20,748	(24,458)
Total Protective Services	0	360	360	891	1,440	550
Total Insurance Premiums	6,148	4,853	(1,295)	21,011	19,412	(1,599)
Total General Expenses	1,083	4,298	3,216	4,409	17,192	12,783
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>223,131</b>	<b>164,330</b>	<b>(58,801)</b>	<b>724,124</b>	<b>657,320</b>	<b>(66,804)</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>(114,481)</b>	<b>15,102</b>	<b>(129,583)</b>	<b>(284,766)</b>	<b>60,408</b>	<b>(345,174)</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>(114,481)</b>	<b>15,102</b>	<b>(129,583)</b>	<b>(284,766)</b>	<b>60,408</b>	<b>(345,174)</b>
Total Asset Purchases	57	792	735	538	3,168	2,630



HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : 011 - Simon Frazier Homes  
 For July 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)
<b>Revenue</b>						
Total Tenant Revenue	32,030	34,796	(2,766)	142,312	139,184	3,128
Total Grant Revenue	97,248	163,651	(66,403)	388,852	654,604	(265,752)
Total Investment Revenue - Unrestricted	82	81	1	227	324	(97)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	567	1,722	(1,155)	30,932	6,888	24,044
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>129,926</b>	<b>200,250</b>	<b>(70,324)</b>	<b>562,323</b>	<b>801,000</b>	<b>(238,677)</b>
<b>Expenses</b>						
Total Administrative	72,842	62,445	(10,397)	242,492	249,780	7,288
Total Tenant Services	0	1,482	1,482	158	5,928	5,770
Total Utilities	9,049	14,717	5,668	61,612	58,868	(2,744)
Total Ordinary Maintenance & Operation	31,017	73,149	42,132	212,267	292,596	80,329
Total Protective Services	133	95	(38)	435	380	(55)
Total Insurance Premiums	8,198	9,204	1,006	33,167	36,816	3,649
Total General Expenses	90	9,383	9,293	(152)	37,532	37,684
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>121,330</b>	<b>170,475</b>	<b>49,145</b>	<b>549,978</b>	<b>681,900</b>	<b>131,922</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>8,596</b>	<b>29,775</b>	<b>(21,178)</b>	<b>12,345</b>	<b>119,100</b>	<b>(106,756)</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>8,596</b>	<b>29,775</b>	<b>(21,178)</b>	<b>12,345</b>	<b>119,100</b>	<b>(106,756)</b>
Total Asset Purchases	0	31,684	31,684	54	126,736	126,682

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : 016 - Patterson Terrace Homes, 017 - Single Family Homes  
 For July 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)
<b>Revenue</b>						
Total Tenant Revenue	26,366	34,928	(8,562)	125,531	139,712	(14,181)
Total Grant Revenue	25,356	67,791	(42,435)	91,033	338,148	(247,115)
Total Investment Revenue - Unrestricted	15	881	(866)	85	3,524	(3,439)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	1,594	1,594	0	7,438	12,848	(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
<b>Total Revenue</b>	<b>53,331</b>	<b>105,194</b>	<b>(51,863)</b>	<b>224,087</b>	<b>494,232</b>	<b>(270,145)</b>
<b>Expenses</b>						
Total Administrative	41,791	35,142	(6,649)	143,359	134,804	(8,555)
Total Tenant Services	0	2,577	2,577	901	11,080	10,179
Total Utilities	2,138	4,029	1,891	13,455	17,699	4,244
Total Ordinary Maintenance & Operation	26,489	65,817	39,328	132,131	230,501	98,370
Total Protective Services	165	62	(103)	318	248	(70)
Total Insurance Premiums	8,475	8,202	(273)	31,455	32,733	1,278
Total General Expenses	180	7,415	7,235	180	36,399	36,219
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>79,237</b>	<b>123,244</b>	<b>44,007</b>	<b>321,800</b>	<b>463,464</b>	<b>141,664</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>(25,906)</b>	<b>(18,050)</b>	<b>(7,856)</b>	<b>(97,713)</b>	<b>30,768</b>	<b>(128,481)</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	494	494	0	1,976	1,976
Total Other Financing Sources (Uses)	0	(20,471)	(20,471)	0	(81,884)	(81,884)
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>(25,906)</b>	<b>1,927</b>	<b>(27,833)</b>	<b>(97,713)</b>	<b>110,676</b>	<b>(208,389)</b>
Total Asset Purchases	0	18,420	18,420	120	73,065	72,945

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : 008 - Horace Stillwell Towers  
 For July 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)
<b>Revenue</b>						
Total Tenant Revenue	38,171	37,725	446	158,850	150,900	7,950
Total Grant Revenue	50,564	72,511	(21,947)	199,221	290,044	(90,823)
Total Investment Revenue - Unrestricted	112	28	84	245	112	133
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	55,661	43,185	12,476	71,824	172,740	(100,916)
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>144,509</b>	<b>153,449</b>	<b>(8,940)</b>	<b>430,140</b>	<b>613,796</b>	<b>(183,656)</b>
<b>Expenses</b>						
Total Administrative	47,651	29,393	(18,258)	149,395	117,572	(31,823)
Total Tenant Services	6,232	6,223	(9)	18,697	24,892	6,195
Total Utilities	10,861	11,163	302	43,392	44,652	1,260
Total Ordinary Maintenance & Operation	67,067	57,123	(9,944)	233,667	228,492	(5,175)
Total Protective Services	9,775	7,613	(2,162)	42,997	30,452	(12,545)
Total Insurance Premiums	8,351	4,213	(4,138)	32,909	16,852	(16,057)
Total General Expenses	90	8,962	8,872	90	35,848	35,758
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>150,027</b>	<b>124,690</b>	<b>(25,337)</b>	<b>521,147</b>	<b>498,760</b>	<b>(22,387)</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>(5,518)</b>	<b>28,759</b>	<b>(34,277)</b>	<b>(91,007)</b>	<b>115,036</b>	<b>(206,042)</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	13,740	13,740	0	54,960	54,960
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>(5,518)</b>	<b>15,019</b>	<b>(20,537)</b>	<b>(91,007)</b>	<b>60,076</b>	<b>(151,082)</b>
Total Asset Purchases	0	11,514	11,514	2,572	46,056	43,484

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : 002 - Yamacraw Village  
 For July 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)
<b>Revenue</b>						
Total Tenant Revenue	48,388	33,869	14,519	176,526	135,476	41,050
Total Grant Revenue	137,402	215,303	(77,901)	547,224	861,212	(313,988)
Total Investment Revenue - Unrestricted	43	100	(57)	289	400	(111)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	4,855	14,177	(9,322)	33,170	56,708	(23,538)
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>190,688</b>	<b>263,449</b>	<b>(72,761)</b>	<b>757,209</b>	<b>1,053,796</b>	<b>(296,587)</b>
<b>Expenses</b>						
Total Administrative	69,086	61,855	(7,231)	238,645	247,420	8,775
Total Tenant Services	2,895	3,955	1,060	8,682	15,820	7,138
Total Utilities	1,059	16,032	14,973	39,976	64,128	24,152
Total Ordinary Maintenance & Operation	44,657	110,520	65,863	250,665	442,080	191,415
Total Protective Services	158	52	(106)	316	208	(108)
Total Insurance Premiums	13,161	11,087	(2,074)	52,413	44,348	(8,065)
Total General Expenses	90	11,988	11,898	(2,679)	47,952	50,631
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>131,106</b>	<b>215,489</b>	<b>84,383</b>	<b>588,017</b>	<b>861,956</b>	<b>273,939</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>59,581</b>	<b>47,960</b>	<b>11,621</b>	<b>169,192</b>	<b>191,840</b>	<b>(22,648)</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>7,529</b>	<b>7,529</b>	<b>0</b>	<b>30,116</b>	<b>30,116</b>
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>59,581</b>	<b>40,431</b>	<b>19,150</b>	<b>169,192</b>	<b>161,724</b>	<b>7,468</b>
<b>Total Asset Purchases</b>	<b>0</b>	<b>38,971</b>	<b>38,971</b>	<b>160</b>	<b>155,884</b>	<b>155,724</b>

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : 810 - SCB Kayton  
 For July 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)
<b>Revenue</b>						
Total Tenant Revenue	20,199	19,870	329	78,200	79,480	(1,280)
Total Grant Revenue	51,490	57,579	(6,089)	212,075	230,316	(18,241)
Total Investment Revenue - Unrestricted	145	4	141	161	16	145
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	450	771	(321)	12,304	3,084	9,220
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>72,283</b>	<b>78,224</b>	<b>(5,941)</b>	<b>302,740</b>	<b>312,896</b>	<b>(10,156)</b>
<b>Expenses</b>						
Total Administrative	22,667	25,130	2,463	75,752	100,520	24,768
Total Tenant Services	1,494	1,209	(285)	4,481	4,836	355
Total Utilities	2,084	3,999	1,915	13,291	15,996	2,705
Total Ordinary Maintenance & Operation	17,089	23,276	6,187	116,805	93,104	(23,701)
Total Protective Services	86	80	(6)	280	320	40
Total Insurance Premiums	6,917	5,122	(1,795)	26,759	20,488	(6,271)
Total General Expenses	0	616	616	0	2,464	2,464
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>50,337</b>	<b>59,432</b>	<b>9,095</b>	<b>237,367</b>	<b>237,728</b>	<b>361</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>21,945</b>	<b>18,792</b>	<b>3,154</b>	<b>65,373</b>	<b>75,168</b>	<b>(9,795)</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>21,945</b>	<b>18,792</b>	<b>3,154</b>	<b>65,373</b>	<b>75,168</b>	<b>(9,795)</b>
Total Asset Purchases	0	379	379	35	1,516	1,481

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : 400 - Local Fund  
 For July 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)
<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	51,499	51,668	(169)	201,749	206,672	(4,923)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	27,953	37,680	(9,727)	431,763	150,720	281,043
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>79,452</b>	<b>89,348</b>	<b>(9,896)</b>	<b>633,512</b>	<b>357,392</b>	<b>276,120</b>
<b>Expenses</b>						
Total Administrative	68,124	78,301	10,177	212,168	313,204	101,036
Total Tenant Services	0	333	333	0	1,332	1,332
Total Utilities	0	629	629	0	2,516	2,516
Total Ordinary Maintenance & Operation	4,259	4,063	(196)	19,155	16,252	(2,903)
Total Protective Services	0	38	38	0	152	152
Total Insurance Premiums	1,606	315	(1,291)	2,634	1,260	(1,374)
Total General Expenses	0	458	458	0	1,832	1,832
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>73,989</b>	<b>84,137</b>	<b>10,148</b>	<b>233,957</b>	<b>336,548</b>	<b>102,591</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>5,463</b>	<b>5,211</b>	<b>252</b>	<b>399,556</b>	<b>20,844</b>	<b>378,712</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>5,463</b>	<b>5,211</b>	<b>252</b>	<b>399,556</b>	<b>20,844</b>	<b>378,712</b>
Total Asset Purchases	0	2,708	2,708	0	10,832	10,832

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : 500 - Bond Fund  
 For July 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)
<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	102	677	(575)	337	2,708	(2,371)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	0	18,786	(18,786)	73,646	104,144	(30,498)
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>102</b>	<b>19,463</b>	<b>(19,361)</b>	<b>73,983</b>	<b>106,852</b>	<b>(32,869)</b>
<b>Expenses</b>						
Total Administrative	97	452	355	347	1,808	1,461
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>97</b>	<b>452</b>	<b>355</b>	<b>347</b>	<b>1,808</b>	<b>1,461</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>4</b>	<b>19,011</b>	<b>(19,007)</b>	<b>73,637</b>	<b>105,044</b>	<b>(31,408)</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>4</b>	<b>19,011</b>	<b>(19,007)</b>	<b>73,637</b>	<b>105,044</b>	<b>(31,408)</b>
Total Asset Purchases	0	0	0	0	0	0

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : 360 - Housing Choice Voucher  
 For July 2022  
 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	26,345	14,385	11,960	46,625	57,540	(10,915)
HUD OPER SUBS: HCV ADMIN FEE	198,102	182,450	15,652	783,646	729,800	53,846
Homeownership Admin Fees	0	117	(117)	0	468	(468)
INVTMT INC-UNRESTRICTED	160	33	127	773	132	641
FRAUD- Admin	0	375	(375)	0	1,500	(1,500)
Misc Income Account	0	0	0	115,717	0	115,717
<b>Total Revenue</b>	<b>224,608</b>	<b>197,360</b>	<b>27,248</b>	<b>946,762</b>	<b>789,440</b>	<b>157,322</b>
<b>Expenses</b>						
Total Administrative	221,323	197,041	(24,282)	781,053	788,164	7,111
Total Tenant Services	0	0	0	0	0	0
Total Utilities	225	252	27	983	1,008	25
Total Ordinary Maintenance & Operation	793	7,708	6,915	3,583	30,832	27,249
Total Protective Services	0	252	252	0	1,008	1,008
Total Insurance Premiums	6,173	4,164	(2,009)	21,534	16,656	(4,878)
Total General Expenses	999	0	(999)	3,997	0	(3,997)
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>229,513</b>	<b>209,417</b>	<b>(20,096)</b>	<b>811,150</b>	<b>837,668</b>	<b>26,518</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>(4,906)</b>	<b>(12,057)</b>	<b>7,151</b>	<b>135,612</b>	<b>(48,228)</b>	<b>183,840</b>



HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : 360 - Housing Choice Voucher  
 For July 2022  
 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	2,012,760	1,945,269	67,491	7,281,131	7,781,076	(499,945)
FRAUD-HAP	0	375	(375)	0	1,500	(1,500)
FSS Forfeiture Income	4,737	1,421	3,316	10,866	5,684	5,182
<b>Total Revenue</b>	<b>2,017,497</b>	<b>1,947,065</b>	<b>70,432</b>	<b>7,291,997</b>	<b>7,788,260</b>	<b>(496,263)</b>
<b>Expenses</b>						
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	2,009,702	1,946,673	(63,029)	7,965,740	7,786,688	(179,052)
Total Other Expenses	0	0	0	0	0	0
<b>Total Expenses</b>	<b>2,009,702</b>	<b>1,946,673</b>	<b>(63,029)</b>	<b>7,965,740</b>	<b>7,786,689</b>	<b>(179,052)</b>
<b>Total Other Financing Sources (Uses)</b>	0	0	0	0	0	0
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>7,795</b>	<b>392</b>	<b>7,403</b>	<b>(673,743)</b>	<b>1,571</b>	<b>(675,315)</b>
Total Asset Purchases	45	0	(45)	134	0	(134)

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

	This Month		Year-To-Date		Year-To-Date		Variance - Better (Worse)
	Actual	Budget	Actual	Budget	Actual	Budget	
<b>Administrative</b>							
<b>Revenue</b>							
ADMIN FEE INCOME: SPC	5,700	5,813	22,127	23,252			(1,125)
INVTMT INC-UNRESTRICTED	56	-	110	-			110
<b>Total Revenue</b>	<b>5,756</b>	<b>5,813</b>	<b>22,237</b>	<b>23,252</b>			<b>(1,015)</b>
<b>Expenses</b>							
Total Administrative	4,473	5,242	13,313	20,968			7,655
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>4,473</b>	<b>5,242</b>	<b>13,313</b>	<b>20,968</b>			<b>7,655</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>1,282</b>	<b>571</b>	<b>8,924</b>	<b>2,284</b>			<b>6,640</b>

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : 363 - Shelter Plus Care  
 For July 2022  
 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	81,424	(83,022)	164,446	316,098	332,088	(15,990)
<b>Total Revenue</b>	<b>81,424</b>	<b>(83,022)</b>	<b>164,446</b>	<b>316,098</b>	<b>332,088</b>	<b>(15,990)</b>
<b>Expenses</b>						
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	81,257	83,022	1,765	319,917	332,088	12,171
Total Other Expenses	0	0	0	0	0	0
<b>Total Expenses</b>	<b>81,257</b>	<b>83,022</b>	<b>1,765</b>	<b>319,917</b>	<b>332,088</b>	<b>12,171</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>167</b>	<b>(166,044)</b>	<b>166,211</b>	<b>(3,819)</b>	<b>0</b>	<b>(3,819)</b>
Total Asset Purchases	0	0	0	0	0	-

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : 370 - Single Room Occupancy Fund  
 For July 2022  
 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	1,697	1,470	227	6,044	5,880	164
INVTMT INC-UNRESTRICTED	4	255	(251)	87	1,020	(933)
MISC INC (MISC SOURCES)	0	294	(294)	0	1,176	(1,176)
<b>Total Revenue</b>	<b>1,701</b>	<b>2,019</b>	<b>(318)</b>	<b>6,132</b>	<b>8,076</b>	<b>(1,944)</b>
<b>Expenses</b>						
Total Administrative	1,801	2,184	383	5,907	8,736	2,829
Total Tenant Services	0	0	0	0	0	0
Total Utilities	3	7	4	13	28	15
Total Ordinary Maintenance & Operation	11	15	4	45	60	15
Total Protective Services	0	2	2	0	8	8
Total Insurance Premiums	146	28	(118)	522	112	(410)
Total General Expenses	14	0	(14)	56	0	(56)
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>1,975</b>	<b>2,236</b>	<b>261</b>	<b>6,543</b>	<b>8,944</b>	<b>2,401</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>(274)</b>	<b>(217)</b>	<b>(57)</b>	<b>(412)</b>	<b>(868)</b>	<b>456</b>

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : 370 - Single Room Occupancy Fund  
 For July 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)
<b>Revenue</b>						
HUD OPER SUBS: SRO	6,121	5,180	941	21,809	20,720	1,089
<b>Total Revenue</b>	<b>6,121</b>	<b>5,180</b>	<b>941</b>	<b>21,809</b>	<b>20,720</b>	<b>1,089</b>
<b>Expenses</b>						
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	5,881	5,180	(701)	23,626	20,720	(2,906)
Total Other Expenses	0	0	0	0	0	0
<b>Total Expenses</b>	<b>5,881</b>	<b>5,180</b>	<b>(701)</b>	<b>23,626</b>	<b>20,720</b>	<b>(2,906)</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>240</b>	<b>0</b>	<b>240</b>	<b>(1,817)</b>	<b>0</b>	<b>(1,817)</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 2022 proposed timeline.

### I. Planning Activities

#### ***CAPITAL FUND PROGRAM INITIATIVES***

The following capital improvement projects are attributed to the need to replace or repair certain components of public housing properties managed by the Housing Authority of Savannah (“HAS”) as outlined in the current Five-Year Action Plan (2019 – 2023). The plan ensures capital fund grants cover expenses associated with administering, improving, and physically preserving public housing properties in the HAS portfolio. Components in need of repair or replacement had been identified in 2019 by a Capital Needs Assessment (CNA) of the properties.

#### **Patterson Terrace: Soils Evaluation**

As noted in the 2019 CNA, soil erosion and settlement concerns are very prevalent in the Patterson Terrace community. Additionally, approximately ten years ago, HAS had engaged Ram-Jack to provide enhancements to some unit foundations due to apparently unstable soil conditions. Recently discovered were additional cracks in unit slabs that extend the width of the unit and up exterior walls. HAS did 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.

The HAS, working through its procured A/E firm, Lott-Naugle, engaged a geo-technical firm to do soil borings at various depths and locations on the property as the basis for a soils study. A final report based on the collected data and subsequent analysis was submitted, with preliminary recommendations offered, to assist in determining if we may expect future settlement concerns and the severity of such. An identified source for some of the settlement is related to the trees on the property and the tree roots that remained after trees had been taken down.

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

**Brandi Lewis**  
Real Estate Project Manager

To remedy the recently discovered cracks in occupied slabs, we procured a foundation repair entity to stabilize these units. This process in addition to the soils report will assist in our process to determine repositioning options for this property.

### **Stillwell Towers: Elevator Modernization**

This project initially commenced with an assessment of the building's three existing elevators, followed by a determination that the elevator system required a major modernization program, replacing all of the existing elevator equipment with new energy efficient mechanical, electrical and technological systems, with 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 in 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 contract for the proposed services, and subsequent to Board support in July and notification in August, HAS executed contracts with Otis Elevator Co., to provide modernization and maintenance services.

Otis is currently responding to elevator outages, inspecting the freight elevator system to determine the feasibility to return this elevator to service as soon as possible and the planning and ordering of materials to support the modernization program. On-site physical activities related to the modernization process are expected to begin by early January 2023, after materials are delivered.

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

Lott+Naugle Architects provided design, permitting/bidding, and construction documentation services to replace the exterior lighting and electrical components, as described below, to occur 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. Our procurement team has been working with the lowest most responsible bidder since then to confirm the pricing submitted is a true representation of the project and the bidder based his pricing understanding the scope of work specified. A total of three bids had been received. We anticipate having this project under contract in September.

On **July 7, 2022**, HAS applied for a special allocation of capital funds to finance the replacement

of other electrical components, including HVAC, air handlers, water heaters, and fire / carbon dioxide alarms. Results from this competitive application process are expected to be available in November 2022, awarding a maximum of \$3.5 million in capital fund grants to eligible public housing authorities.

### ***PUBLIC HOUSING REPOSITIONING PLAN***

The U. S. Department of Housing and Urban Development (“HUD”) offers several tools for public housing authorities to convert properties currently assisted under the Public Housing Program to other platforms such as Section 8 (Housing Choice Voucher Program), Section 32 (Homeownership Program), and Section 18 (Demolition and Disposition). These repositioning options can be used alone or in combination to ensure the condition of the real estate portfolio is assessed, the public housing authority is able to raise funds, the administrative and physical needs of the properties are met, and long-term affordability is preserved. HAS has repositioned several of its public housing properties utilizing a mix of demolition and site redevelopment (i.e. Garden Homes, Robert Hitch Village), and Rental Assistance Demonstration conversions to Section 8 (“RAD”, i.e. Fred Wessels, Edgar Blackshear and Herbert Kayton Homes), and continues to plan the strategic repositioning of properties in accordance to their physical conditions and the need to leverage other agency funds or third-party sources to complete all necessary improvements.

A Repositioning Plan was approved by the Board of Commissioners on June 9, 2020. The plan considered results of the 2019 CNA and properties’ conditions at the time, identifying properties that could be maintained or rehabilitated, and those properties where needs are beyond repair, and replacement of components is not cost effective. Yamacraw Village, a property constructed in 1941, was identified by the CNA to be physically obsolete and eligible for demolition, hence, a Section 18 application for Yamacraw Village is currently being prepared by HAS (details below). Repositioning plans for other public housing properties managed by HAS are in continuous evaluation.

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

As part of the Section 18 application process, since October 2020 a total of 44 meetings have been conducted by HAS with residents of Yamacraw Village. Besides information on the consultation process with residents, the Section 18 application also contains evidence of local government support, a 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 August 29, 2022**, consultation with the Historic Preservation Department of the Metropolitan Planning Commission (MPC) is ongoing, and review documents are expected to be released by early October. The application for Demolition / Disposition of Yamacraw Village will be submitted to HUD's Special Application Center ("SAC") only after the City has had time to revise and publish a new ERR packet for Yamacraw Village, incorporating MPC's recommendations, and after HUD issues form 7015.16 (Authorization to Use Grant Funds).

## **II. NEW DEVELOPMENT / PRE-DEVELOPMENT**

### ***East Savannah Gateway Revitalization***

The East Savannah Gateway is the area bounded by President Street on the north, Pennsylvania Avenue on the east, Henry Street on the south, and Broad Street on the west. Four former public housing properties were located in the Gateway - Garden Homes, Fred Wessels Homes, Edgar Blackshear Homes, and Robert Hitch Village – and have been repositioned through demolition and redevelopment or through a RAD conversion. Ashley Midtown, Veranda at Midtown, River Pointe, and The View at Oglethorpe I and II are the new properties that resulted from these repositioning initiatives, totaling 478 new and 280 rehabilitated units now present in the East Savannah Gateway. As HAS leads this community revitalization effort, it continues to plan the future development of vacant parcels of land that currently exist in the former Wessels, Blackshear, and Hitch Village footprints. Five (5) different future development phases are planned for these parcels, as established by the Master Development Agreement executed in July 2019 with Hunt Development Group. Two of them are described below:

#### **River Pointe II Phase II**

Planned to contain 53 mixed-income units and several amenities, River Pointe II Phase II is expected to be 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 awarded projects in September 2022. The development team is currently evaluating the opportunity to submit an application to DCA in October 2022 and complement funding for River Pointe II Phase II utilizing 4% Low-Income Housing Tax Credits (LIHTC).

### **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 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 is currently evaluating funding opportunities to finance the construction and equipping of The View at Oglethorpe Phase III.

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 August 29, 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 tax-exempt bonds that supported either the new construction or renovation of income-restricted units in Savannah<sup>1</sup>. 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 August 29, 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>59%</u>	Fall 2022 (forecasted)
Savannah Summit	November 2021	Renovation	138	\$32.2 mi	\$15.4	<u>45%</u>	Spring 2023 (forecasted)
<b>Totals</b>			<b>1,391 units</b>		<b>\$ 190.9 million in bonds</b>		

Table 2: 2017 – 2021 HAS-issued bonds

### IV. Lease-up and Stabilization Phase

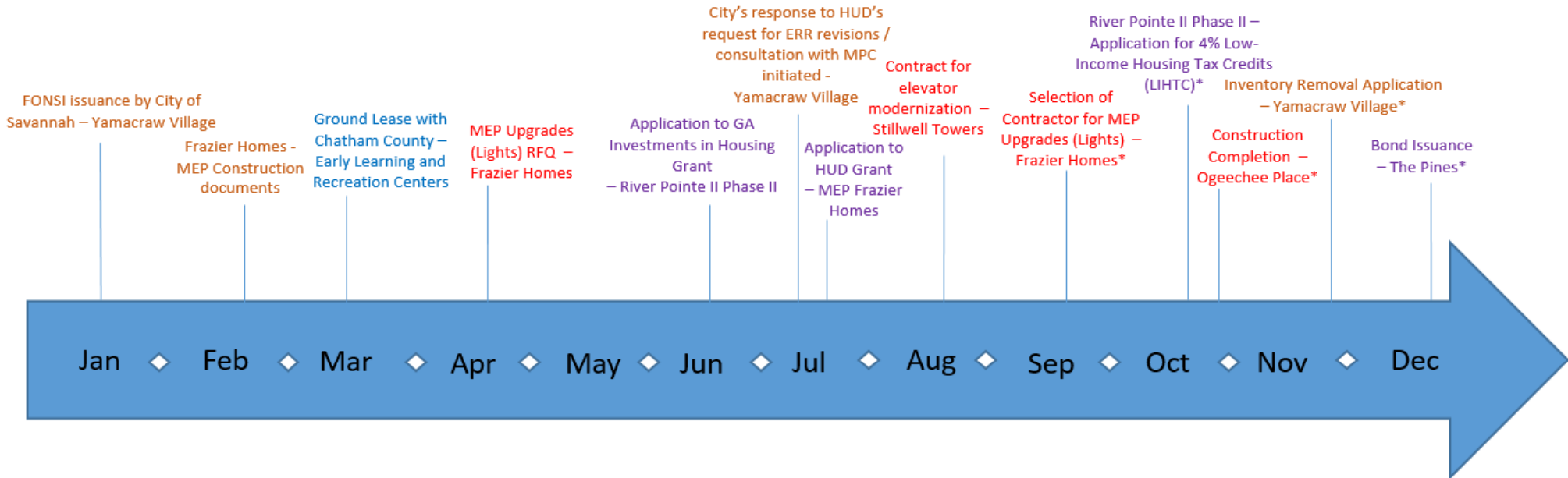
All properties that have completed Lease-up and Stabilization<sup>2</sup> are operational, being therefore included in the Asset Management Report.

**Notes:**

1. Bonds issued by HAS outside its jurisdiction are not included in Table 2.
2. Stabilization (Rental Achievement): Date in which a Development has attained some minimum financial and occupancy criteria, 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

# Consent Agenda Item (D)

## ASSET MANAGEMENT

### PUBLIC HOUSING

#### OCCUPANCY BRIEFINGS AND WORKSHOPS

There were Seventy-six **(76)** scheduled eligibility interviews in **August 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.

	August	July	June	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	1	3
Other Move outs	6	7	3	16
Section 8	1	1	1	3
<b>TOTAL</b>	<b>9</b>	<b>10</b>	<b>6</b>	<b>25</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.

**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 **August 24, 2022**, Kayton Homes was 63% 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 **August 24, 2022**, 92% 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 **August 24, 2022**, 94% 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 **August 24, 2022**, River Pointe was 98% 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	48
Patterson Terrace	5
Single Family Homes	3
Stillwell Towers	10
Yamacraw Village	33
<b>Total</b>	<b>99</b>

**CONVENTIONAL PUBLIC HOUSING  
VACANCY - OCCUPANCY REPORT  
AS OF AUGUST 24, 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	40	41	0	0	88	72.06%	3	1	84
Horace Stillwell Towers	211	0	10	0	0	0	0	10	95.26%	1	2	7
Simon Frazier Homes	236	0	0	2	1	1	1	5	97.88%	4	0	1
Pickens Patterson Terrace	76	0	3	6	2	0	0	11	85.53%	1	3	7
Single Family Homes	60	0	0	0	2	2	0	4	93.33%	0	0	4
<b>Total Number of HAS-Managed Units</b>	898	0	20	48	46	3	1	118	86.86%	9	6	103

\* 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 (E)

## RESIDENT SERVICES

### Homeownership Program Update

The Homeownership Program is continuing to work with Housing Choice Voucher holders with the goal of becoming a homeowner. Nine new families enrolled into the program in August. In addition, two of the new applicants have received their pre-qualifications letter from participating lenders and are working diligently with their real estate agents to find their dream homes.

### New Homeowner Spotlight

Two families completed the purchase of their new homes. A family of five purchased a 3 bedroom, 2 bath home in Savannah, GA on August 2, 2022. The purchase price for the home was \$236,000. A family of two purchased a 3 bedroom, 1 bath home in Savannah, GA on August 15, 2022. The purchase price for the home was \$156,000.



### Senior Citizen's Spotlight (Butter Bean Auction)

The Housing Authority of Savannah recognizes the importance of socialization as it relates to senior and disabled residents. In addition, relationship building along with social interaction are vital ingredients for good health. On Tuesday, August 2, 2022, the residents of Stillwell Towers participated in a National Night Out Activity. This event was designed to enhance relationships between neighbors and law enforcement. Each resident received printed National Night Out material, a flashlight and lunch. The activities culminated with a Butter Bean Auction, where residents were able to bid on and win items with butter beans. A great time was had by all.

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



### **COVID-19 Pop-up Clinic**

The Housing Authority of Savannah staff continues to coordinate efforts with Community Organized Relief Effort (CORE) to ensure the health and well-being of residents. A COVID-19 vaccination clinic was held on Friday, August 12, 2022 at Stillwell Towers. A total of 57 individuals were administered COVID-19 vaccines and received \$100.00 gift cards.

# Consent Agenda Item (F)

## HOUSING CHOICE VOUCHER PROGRAM

As of August 1, 2022, the total leased vouchers are 2,326 and 327 were issued, for a total of 2,653 committed. Also, additional vouchers were issued after August 1<sup>st</sup> for these programs:

- 0 for SPC
- 0 for Mod Rehab
- 42 for Vouchers
- 0 for VASH
- 4 for PBV
- 3 for RAD

On June 28<sup>th</sup>, we mailed 654 second appointment letters and 534 first appointment letters to applicants requesting them to provide documents by July 25<sup>th</sup> to enable us to determine their eligibility for the HCV Program. We are still processing the submissions and plan on sending additional letters in September.

	No. Allocated 08/01/2022	No. Committed 06/01/2022	No. Committed 07/01/2022	No. Committed 08/01/2022	No. Available
SPC	112	118	117	121	-9
Mod Rehab	20	20	20	20	0
Vouchers	2718	2604	2655	2653	65
Portables	-	31	29	28	
VASH	137	115	116	113	24
HCV PBV	271	262	260	261	10
RADPBV	330	257	256	260	70
<b>TOTAL</b>	<b>3588</b>	<b>3376</b>	<b>3434</b>	<b>3428</b>	<b>160</b>

**NUMBER ON WAITING LIST: 5,029**

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. 3 – *New Business***  
**PRESENTATION REGARDING THE COVE AT DUNDEE BY**  
**THE CITY OF SAVANNAH**

**PRESENTATION:**

The City Council has approved the contract for tiny houses at The Cove at Dundee. The City of Savannah's Housing and Neighborhood Services Director Martin Fretty will give a presentation to the Commissioners on Tuesday regarding the project.

**BOARD CONSIDERATION AND ACTION:**

For information only.



## **Agenda Item No. 4 – *New Business***

### **SAVANNAH SUMMIT**

### **AMENDMENT TO THE BOND INDUCEMENT RESOLUTION**

#### **RECOMMENDED ACTION:**

Approve a Resolution authorizing the Housing Authority of Savannah to amend an Inducement Resolution adopted in February 2020 with the purpose of financing the acquisition, rehabilitation and equipping of Savannah Summit.

#### **BACKGROUND:**

Georgia housing authorities are authorized to issue tax-exempt revenue bonds for the purpose of enabling the financing of multifamily dwelling units for persons with low and moderate income. The Housing Authority of Savannah (“HAS”) has on numerous occasions issued tax-exempt bonds with the proceeds from the bonds loaned to a private developer for the purposes of constructing or preserving affordable housing.

On **February 11, 2020**, following the submission by Jonathan Rose Companies (the “Developer”) of a Bond Application, HAS adopted a Bond Inducement Resolution declaring its intent to issue tax-exempt revenue bonds to finance the rehabilitation of Savannah Summit, a development with 138 affordable units reserved for seniors and persons with disabilities. The Inducement Resolution adopted by HAS authorized issuance of bonds in an amount not to exceed \$16.5 million. On **November 2, 2021**, a total of \$15.4 million of Multifamily Tax-Exempt Mortgage-Backed Bonds (M-TEMS) were issued by HAS, enabling Savannah Summit Preservation, LP (the “Owner”) to borrow the funds and move forward with rehabilitation.

As of **August 29, 2022**, the rehabilitation of Savannah Summit is approximately 45% complete, however issuance of additional bonds will be required in order to finance cost overruns that happened as result of increased construction costs. The cost overruns in this case need to be financed with bonds due to state regulations determining that, in order to receive the maximum 4% tax credit equity amount, a project needs 50% of its development cost to be financed with tax-exempt bonds. Hence, the Resolution presented for approval intends to amend the prior Inducement Resolution to authorize HAS to issue bonds to Savannah Summit in an amount not to exceed \$18 million.

#### **LEGAL CONSIDERATIONS:**

The Authority's Legal Counsel has been actively involved in the preparation of the Resolution amending the initial Inducement Resolution and will be present to discuss any further legal issues.

## **BOARD CONSIDERATION AND ACTION:**

**The staff recommendation** is to approve the amendment of the prior Bond Inducement Resolution for Savannah Summit Preservation, LP, increasing the not-to-exceed amount of bonds to \$18 million.

**RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH  
AMENDING AN INDUCEMENT RESOLUTION APPROVING IN  
PRINCIPLE THE FINANCING OF A PROPOSED MULTIFAMILY  
HOUSING PROJECT FOR THE BENEFIT OF SAVANNAH SUMMIT  
PRESERVATION, LP**

**WHEREAS**, the officials of the HOUSING AUTHORITY OF SAVANNAH (the “Issuer”) were informed by representatives of SAVANNAH SUMMIT PRESERVATION, LP, a Georgia limited partnership (which together with any successor(s) or assignee(s) is hereinafter referred to as the “Borrower”) of the Borrower’s proposed acquisition, rehabilitation and equipping of a multifamily housing project located at 135 Hampstead Avenue, Savannah, Georgia 31405; said project to consist of certain land, buildings, structures, equipment and related real and personal property deemed necessary or desirable by the Borrower in connection therewith (collectively, the “Project”); and

**WHEREAS**, the Issuer did adopt on February 11, 2020 an inducement resolution (the “Prior Resolution”) declaring its intention to finance the acquisition, rehabilitation and equipping of the Project through the issuance of multifamily housing bonds in an amount not to exceed \$16,500,000; and

**WHEREAS**, the Issuer on November 2, 2021, did issue \$15,405,000 of its Multifamily Tax-Exempt Mortgage-Backed Bonds (M-Tems)(Savannah Summit Apartments), Series 2021 (FN) (the “Series 2021 Bonds”) to finance the Project; and

**WHEREAS**, due to the increase in construction costs since the adoption of the Prior Resolution and the issuance of the Series 2021 Bonds, the Borrower has requested that the Issuer increase the not to exceed aggregate principal amount of bonds financing the Project to \$18,000,000, in anticipation of an issuance of additional bonds to finance the cost overruns of the Project; and

**WHEREAS**, the Issuer has determined that it is in the best interests of the inhabitants of the jurisdiction of the Issuer that the Prior Resolution be amended to approve the issuance of revenue bonds in an aggregate amount not to exceed \$18,000,000 for the purpose of financing the Project.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of Savannah and **IT IS HEREBY RESOLVED** by authority of the same, as follows:

1. The Issuer does hereby amend the Prior Resolution and hereby declares its official intent to issue the Bonds, in one or more series, in an aggregate principal amount not to exceed \$18,000,000 and to expend or loan the proceeds thereof to finance the costs of the Project in one or more phases.
2. This Resolution hereby constitutes an amendment to the Prior Resolution, subject to all of the conditions of said Prior Resolution.

3. The adoption of this Resolution for purposes of Section 1.150-2 of the United States Treasury Regulations continues in force the Issuer's declaration of affirmative official intent toward the issuance of bonds for the Development and relates back to the date of the Prior Resolution, February 11, 2020.

ADOPTED this \_\_\_\_ day of September, 2022.

**HOUSING AUTHORITY OF  
SAVANNAH**

By: \_\_\_\_\_  
Chairman

(CORPORATE SEAL)

Attest:

\_\_\_\_\_  
Secretary



**SECRETARY’S CERTIFICATE**

The undersigned Secretary of the HOUSING AUTHORITY OF SAVANNAH (the “Issuer”), DOES HEREBY CERTIFY that the foregoing pages of typewritten matter related to SAVANNAH SUMMIT PRESERVATION, LP, constitute a true and correct copy of the Resolution adopted on September \_\_, 2022, by the commissioners of the Issuer in a meeting duly called and assembled, which was open to the public and at which a quorum was present and acting throughout, and that the Original of said resolution appears of record in the Minute Book of the Issuer which is in the undersigned’s custody and control.

WITNESS my hand and the official seal of the Issuer, this \_\_\_\_ day of September, 2022.

(SEAL)

\_\_\_\_\_  
Secretary, Housing Authority of Savannah

# Executive Director's Report

September 13, 2022



## **HUD Site Visit:**

On Tuesday August 23, 2022, Jose Alvarez, Region 4 Administrator, Shea Johnson, GA Field Office Director and Joe Savage, Regional Coordinator for the U. S. Interagency Council of Homelessness visited our fair City. They met with Mayor Van Johnson, II, City Manager Jay Melder, representatives from the City and staff of the Housing Authority. The purpose of the visit was to become more familiar with locally administered HUD programs, as well as current activities/services to improve the lives of people who are the beneficiaries of HUD funded services.

## **GAHRA Annual Conference**

The Georgia Association of Housing and Redevelopment Authorities will hold its annual conference, September 18-21, 2022 in Savannah.

## **NAHRO**

The National Conference will be held in San Diego, September 22-24.

## **New Vouchers Awarded**

The Housing Authority of Savannah has been awarded new vouchers under the Consolidated Appropriations Act 2022 (P. L. 117-103). \$200 million were allocated for new incremental vouchers. Effective October 1, 2022, we HAS will receive 16 vouchers (\$149,270.50) and \$750.00 Special fee for each voucher awarded (\$12,000.00).

## **The Rental Relief Act of 2022 (SB 4728)**

The Act was introduced on August 8, 2022, and if padded, will cut taxes for renters whose rent is more than 30 percent of their income. It will amend the Internal Revenue Code of 1986 to allow for a credit against tax for rent paid on the personal residence of the taxpayer. In general, if the case of an individual who leases the individual's principal residence during the taxable year and who pays rent with respect to such residence in excess of 30 percent of the taxpayer's gross income for such taxable year, there shall be allowed as a credit against the tax imposed for such taxable year an amount equal to the applicable percentage of such excess. The applicable percentage shall be determined in accordance with the following table:

Gross Income	The applicable % is
Not over \$25,000	100
25,000 to \$50,000	75
50,001 to 75,000	50
75,001 to 100,000	25
Over 100,000	0

Higher income will be applicable in areas that the HUD Secretary shall designate of High-Cost Areas. There will be a Special Rule for individuals residing in government-subsidized housing.

### **The Housing Market Transparency Act (S 4737)**

This bill, introduced August 8, 2022, will require state housing finance agencies to submit property data on properties receiving low income housing tax credits (LIHTC) on an annual basis to the HUD Secretary. This will include development costs, habitability standards, and ownership data. The stated need for the legislation is that since Congress created it, LIHTC program has financed over 3.6 million affordable rental units. The Joint Committee on Taxation estimated that the tax expenditures for LIHTC will increase to \$11.6 billion for FY 2024. The program is essential in providing the necessary support for development of affordable housing. However, the public-private partnership nature of the program has created a lack of transparency surrounding property specific data. The accessibility of property data has been the subject of multiple studies from the Government Accountability Office (GAO), which suggested that “Congress should consider designating an agency to regularly collect and maintain specified cost-related data from credit allocating agencies.” The GAO also suggested that “Congress should consider designating HUD as a joint administrator of the program.”

The lack of data transparency also affects tenants. Currently, there is no centralized public data that includes when the affordability period ends for specific buildings within the LIHTC program. This means that tenants could be unaware when their rent will increase. There is also no centralized public data that includes whether a building owner has waived the right to qualified contract. If an owner seeks a qualified contract after the 15-year affordability period, then tenants could see their rents increase when the ownership of the building transfers. Without any available data, tenants could be caught unaware of changes in their buildings ownership or prices.

The Act would establish that the Secretary of HUD should collect property data on buildings receiving an allocation from the LIHTC program. This data should include development costs, property ownership, whether the owner is acting as a pass through entity, habitability standards, whether the owner has waived the right to qualified contract, the date of expiration on affordability, and any other data that the Secretary deems relevant. Housing finance agencies should submit data on properties no later than 18 months after the property is placed in service as well as provide data on the last owner and sale of the property if it is no longer in compliance.