



October 11, 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, October 11, 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 September 13, 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. Contracts for Architectural & Engineering Services Carl Edwards, Procurement Manager

Recommended Action: Award

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

5. 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.

Brynn Grant

Subscribed and sworn to before me
This 11th day of October, 2022.

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) September 13, 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 September 13, 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.

Wanda Parrish
Chairwoman

Darrel Daise
Vice Chairman

Brynn Grant

Edward Gresham

DRAFT FOR APPROVAL
REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
September 13, 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, September 13, 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 |
|----------|--|

| | |
|---------|------|
| Absent: | None |
|---------|------|

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 Human Resources Shannell Hardwick, Director of Facilities Management Robert Marshall, Director of Development Services Rafaella Nutini, and Management Analyst Tammy Brawner.

The Honorable Alicia Miller Blakely, Alderwoman of the City of Savannah; The Honorable Bernetta B. Lanier, Alderwoman of the City of Savannah; Oscar Lanier; Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP; Executive Director Jennifer Darsey of the Chatham-Savannah Authority for the Homeless; Director of Housing & Neighborhood Services Martin Fretty of the City of Savannah; Director Alison Goldey of the Land Bank Authority; Executive Director Anita Smith-Dixon of Community Housing Services Agency, Inc. were 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 August 9, 2022 regular meeting; 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.

CITY OF SAVANNAH PRESENTATION OF THE COTTAGES AT DUNDEE AND THE COVE AT DUNDEE

Martin Fretty , Director of Housing & Neighborhood Services for the City of Savannah, gave a presentation to the Board of Commissioners regarding the above referenced recent project. This development includes tiny houses to serve the homeless. The project is a partnership with the City of Savannah, Chatham-Savannah Authority for the Homeless (CSAH), Community Housing Services Agency and Land Bank Authority. All of the partners were on hand to answer questions of the Board.

AMENDMENT TO SAVANNAH SUMMIT BOND RESOLUTION

Director of Development Services Rafaella Nutini addressed the Board regarding the rehabilitation project of Savannah Summit, for which HAS issued bonds. Ms. Nutini detailed the scope of the work and informed the commissioners of an increase in overall construction costs for the project. The developer is seek to increase the bond amount as a result of this increase. After some discussion in which Ms. Nutini answered questions, Commissioner Gresham made a motion 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. Commissioner Daise seconded the motion and the amendment was unanimously adopted.

EXECUTIVE DIRECTOR'S REPORT

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

COMMENTS FROM COMMISSIONERS

Chairwoman Parrish acknowledged The Honorable Alicia Miller Blakely and The Honorable Bernetta Lanier, Alderwomen for Post 2, At-Large and District 1, respectively, who were in attendance.

There being no further business, the Chairwoman asked for a motion to close the meeting. The motion was made and seconded by Commissioner Daise and Commissioner Gresham, respectively. The motion passed unanimously, with the Chairwoman declaring the meeting adjourned at 1:13 p.m.

Secretary

ATTEST:

Chairwoman

Approval Date: October 11, 2022

Consent Agenda Item (B)

FINANCE

BUDGET-VS-ACTUAL REPORT

PERIOD ENDING 08/31/2022

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 AUGUST 2022

Analysis & Comments

- Total Revenue reflects a cumulative negative budget variance of \$ 347,518.
 - 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 \$ 163,490.
- Fund Reports a cumulative loss of \$ 435,499, tracking over budget by \$ 511,009.

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 AUGUST 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 \$ 305,896.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 185,079.

Reports a cumulative profit of \$ 28,057 tracking over budget by 120,819.

AMP 3 – Pickens Patterson Terrace, Single Family Homes

- Total Revenue reflects a negative cumulative budget variance of \$ 337,520.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 191,950.

Reports a cumulative loss of \$ 112,199, tracking over budget by \$ 145,570.

AMP 4 – Horace Stillwell Towers

- Total Revenue reflects a negative cumulative budget variance of \$ 246,884.
- Total Operating Expenses reflect a negative cumulative budget variance of \$ 18,310.

Reports a cumulative loss of \$ 121,399, tracking over budget by \$ 265,193.

AMP 6 – Yamacraw Village

- Total Revenue reflects a negative cumulative budget variance of \$ 379,646.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 325,041.

Reports a cumulative profit of \$ 185,194, tracking over budget by \$ 54,606.

SCB KAYTON, LLC FOR YEAR TO DATE AUGUST 2022

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 16,482.
- Total Operating Expenses reflect a negative cumulative budget variance of \$ 88,558.

Reports a cumulative loss of \$ 11,080, tracking over budget by \$ 105,040.

Annual Replacement Reserve contributions still need to be accrued as of 08/31/2022.

LOCAL FUND FOR YEAR TO DATE AUGUST 2022

Analysis & Comments

- Total Revenue reflects a positive cumulative budget variance of \$ 278,276.
 - 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 \$ 102,246.

Reports a cumulative profit of \$ 406,576 tracking under budget by \$ 380,521.

BOND FUND FOR YEAR TO DATE AUGUST 2022

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 86,516.
- 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 \$ 1,804.

Reports a cumulative profit of \$ 90,947, tracking over budget by \$ 84,712.

HOUSING ASSISTANCE PAYMENTS PROGRAMS FOR YEAR TO DATE AUGUST 2022

Housing Choice Voucher Program

- 1) The Administrative Section is reporting a cumulative profit of \$ 164,599, tracking under budget by \$ 224,884.
- 2) HAP Expenses are \$ 10,000,545 year to date. The Program Section is reporting a cumulative loss of \$ 703,609. 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 \$ 5,992, tracking under budget by \$ 3,137.
- 2) HAP Expenses are \$ 397,183 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 profit of \$ 369, reflecting a positive budget variance of \$ 1,454.
- 2) HAP Expenses are \$ 29,507 year to date. The Program Section is reporting a cumulative loss of \$ 2,471. 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: | August-22 | Public Housing | | | | | | SCB Kayton, LLC | Local Fund | Local Bond Fund | |
|--|-----------|----------------|---|------------------|------------------|-------|-------|-----------------|------------|-----------------|-----------|
| | COCC | 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) | (435,499) | 28,057 | (112,199) | (121,399) | 185,194 | | | (11,080) | 406,576 | | 90,947 |
| 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: | 1,032,059 | 1,398,220 | 353,149 | 1,083,387 | 1,647,072 | | | 658,236 | 10,702,450 | | 3,507,041 |

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

Reporting Month: August-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) | 164,599 | 5,992 | 369 |
| 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: | 1,947,193 | 1,084,386 | 198,908 |
| | 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. | 0 | 0 | 0 |
| Year to Date Profit/(Loss) Combined Total for all Section 8 Activities: | 164,599 | 5,992 | 369 |

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 250 - CENTRAL OFFICE COST CENTER
For August 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 | 270,175 | (270,175) |
| Total Investment Revenue - Unrestricted | 1,605 | 16 | 1,589 | 1,766 | 80 | 1,686 |
| Total Investment Revenue - Restricted | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Other Revenue | 0 | 8,331 | (8,331) | 3,675 | 41,655 | (37,980) |
| Total Management Fee Revenue | 80,613 | 81,999 | (1,386) | 403,688 | 409,995 | (6,307) |
| Total Bookkeeping Fee Revenue | 28,065 | 28,181 | (116) | 140,513 | 140,905 | (393) |
| Total Asset Management Fee Revenue | 0 | 6,870 | (6,870) | 0 | 34,350 | (34,350) |
| Total Admin Fee Revenue | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Revenue | 110,283 | 179,432 | (69,149) | 549,642 | 897,160 | (347,518) |
| Expenses | | | | | | |
| Total Administrative | 236,027 | 146,690 | (89,337) | 869,295 | 733,450 | (135,845) |
| Total Tenant Services | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Utilities | 6,063 | 2,942 | (3,121) | 25,403 | 14,710 | (10,693) |
| Total Ordinary Maintenance & Operation | 11,954 | 5,187 | (6,767) | 57,160 | 25,935 | (31,225) |
| Total Protective Services | 0 | 360 | 360 | 891 | 1,800 | 910 |
| Total Insurance Premiums | 6,942 | 4,853 | (2,089) | 27,953 | 24,265 | (3,688) |
| Total General Expenses | 30 | 4,298 | 4,268 | 4,439 | 21,490 | 17,051 |
| Total Interest Expense and Amortization | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Operating Expenses | 261,016 | 164,330 | (96,686) | 985,140 | 821,650 | (163,490) |
| Excess Operating Revenue Over Operating Expenses | (150,733) | 15,102 | (165,835) | (435,499) | 75,510 | (511,009) |
| 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 | (150,733) | 15,102 | (165,835) | (435,499) | 75,510 | (511,009) |
| Total Asset Purchases | 170 | 792 | 622 | 708 | 3,960 | 3,252 |

HOUSING AUTHORITY OF SAVANNAH, GA
 Funds : 011 - Simon Frazier Homes
 For August 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 | 33,786 | 34,796 | (1,010) | 176,085 | 173,980 | 2,105 |
| Total Grant Revenue | 95,624 | 163,651 | (68,027) | 484,476 | 818,255 | (333,779) |
| Total Investment Revenue - Unrestricted | 840 | 81 | 759 | 1,067 | 405 | 662 |
| Total Investment Revenue - Restricted | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Other Revenue | 2,794 | 1,722 | 1,072 | 33,726 | 8,610 | 25,116 |
| 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 | 133,044 | 200,250 | (67,206) | 695,354 | 1,001,250 | (305,896) |
| Expenses | | | | | | |
| Total Administrative | 60,372 | 62,445 | 2,073 | 302,864 | 312,225 | 9,361 |
| Total Tenant Services | 566 | 1,482 | 916 | 724 | 7,410 | 6,686 |
| Total Utilities | 16,888 | 14,717 | (2,171) | 78,500 | 73,585 | (4,915) |
| Total Ordinary Maintenance & Operation | 31,710 | 73,149 | 41,439 | 243,976 | 365,745 | 121,769 |
| Total Protective Services | 83 | 95 | 12 | 518 | 475 | (43) |
| Total Insurance Premiums | 7,699 | 9,204 | 1,505 | 40,866 | 46,020 | 5,154 |
| Total General Expenses | 0 | 9,383 | 9,383 | (152) | 46,915 | 47,067 |
| Total Interest Expense and Amortization | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Operating Expenses | 117,318 | 170,475 | 53,157 | 667,296 | 852,375 | 185,079 |
| Excess Operating Revenue Over Operating Expenses | 15,725 | 29,775 | (14,049) | 28,057 | 148,875 | (120,819) |
| 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 | 15,725 | 29,775 | (14,049) | 28,057 | 148,875 | (120,819) |
| Total Asset Purchases | 29 | 31,684 | 31,655 | 83 | 158,420 | 158,337 |

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 016 - Patterson Terrace Homes, 017 - Single Family Homes
For August 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 | 28,487 | 34,928 | (6,441) | 154,018 | 174,640 | (20,622) |
| Total Grant Revenue | 25,356 | 84,667 | (59,311) | 116,389 | 422,815 | (306,426) |
| Total Investment Revenue - Unrestricted | 611 | 881 | (270) | 697 | 4,405 | (3,708) |
| Total Investment Revenue - Restricted | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Other Revenue | 2,154 | 3,508 | (1,354) | 9,592 | 16,356 | (6,764) |
| 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 | 56,608 | 123,984 | (67,375) | 280,695 | 618,215 | (337,520) |
| Expenses | | | | | | |
| Total Administrative | 32,095 | 33,060 | 965 | 175,454 | 167,864 | (7,590) |
| Total Tenant Services | 403 | 2,577 | 2,174 | 1,305 | 13,657 | 12,352 |
| Total Utilities | 2,215 | 4,029 | 1,814 | 15,670 | 21,728 | 6,058 |
| Total Ordinary Maintenance & Operation | 28,683 | 66,015 | 37,332 | 160,814 | 296,516 | 135,702 |
| Total Protective Services | 0 | 62 | 62 | 318 | 310 | (8) |
| Total Insurance Premiums | 7,699 | 8,223 | 524 | 39,154 | 40,956 | 1,802 |
| Total General Expenses | 0 | 7,415 | 7,415 | 180 | 43,814 | 43,634 |
| Total Interest Expense and Amortization | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Operating Expenses | 71,094 | 121,381 | 50,286 | 392,894 | 584,844 | 191,950 |
| Excess Operating Revenue Over Operating Expenses | (14,486) | 2,603 | (17,089) | (112,199) | 33,371 | (145,570) |
| 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 | 2,470 | 2,470 |
| Total Other Financing Sources (Uses) | 0 | (20,471) | (20,471) | 0 | (102,355) | (102,355) |
| Excess (Deficiency) of Revenue Over Expenditures | (14,486) | 22,580 | (37,066) | (112,199) | 133,256 | (245,455) |
| Total Asset Purchases | 0 | 17,817 | 17,817 | 120 | 90,882 | 90,763 |

HOUSING AUTHORITY OF SAVANNAH, GA
 Funds : 008 - Horace Stillwell Towers
 For August 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 | 39,073 | 37,725 | 1,348 | 197,923 | 188,625 | 9,298 |
| Total Grant Revenue | 50,565 | 72,511 | (21,946) | 249,786 | 362,555 | (112,769) |
| Total Investment Revenue - Unrestricted | 378 | 28 | 350 | 623 | 140 | 483 |
| Total Investment Revenue - Restricted | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Other Revenue | 206 | 43,185 | (42,979) | 72,029 | 215,925 | (143,896) |
| 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 | 90,222 | 153,449 | (63,227) | 520,361 | 767,245 | (246,884) |
| Expenses | | | | | | |
| Total Administrative | 36,746 | 29,393 | (7,353) | 186,141 | 146,965 | (39,176) |
| Total Tenant Services | 4,144 | 6,223 | 2,079 | 22,841 | 31,115 | 8,274 |
| Total Utilities | 10,520 | 11,163 | 643 | 53,911 | 55,815 | 1,904 |
| Total Ordinary Maintenance & Operation | 49,658 | 57,123 | 7,465 | 283,325 | 285,615 | 2,290 |
| Total Protective Services | 11,742 | 7,613 | (4,129) | 54,739 | 38,065 | (16,674) |
| Total Insurance Premiums | 7,804 | 4,213 | (3,591) | 40,712 | 21,065 | (19,647) |
| Total General Expenses | 0 | 8,962 | 8,962 | 90 | 44,810 | 44,720 |
| Total Interest Expense and Amortization | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Operating Expenses | 120,613 | 124,690 | 4,077 | 641,760 | 623,450 | (18,310) |
| Excess Operating Revenue Over Operating Expenses | (30,391) | 28,759 | (59,150) | (121,399) | 143,795 | (265,193) |
| 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 | 68,700 | 68,700 |
| Excess (Deficiency) of Revenue Over Expenditures | (30,391) | 15,019 | (45,410) | (121,399) | 75,095 | (196,493) |
| Total Asset Purchases | 157 | 11,514 | 11,357 | 2,728 | 57,570 | 54,842 |

HOUSING AUTHORITY OF SAVANNAH, GA
 Funds : 002 - Yamacraw Village
 For August 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 | 33,145 | 33,869 | (724) | 209,671 | 169,345 | 40,326 |
| Total Grant Revenue | 135,378 | 215,303 | (79,925) | 682,601 | 1,076,515 | (393,914) |
| Total Investment Revenue - Unrestricted | 2,369 | 100 | 2,269 | 2,658 | 500 | 2,158 |
| Total Investment Revenue - Restricted | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Other Revenue | 9,498 | 14,177 | (4,679) | 42,668 | 70,885 | (28,217) |
| 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 | 180,390 | 263,449 | (83,059) | 937,599 | 1,317,245 | (379,646) |
| Expenses | | | | | | |
| Total Administrative | 59,294 | 61,855 | 2,561 | 297,939 | 309,275 | 11,336 |
| Total Tenant Services | 3,145 | 3,955 | 810 | 11,828 | 19,775 | 7,947 |
| Total Utilities | 24,303 | 16,032 | (8,271) | 64,279 | 80,160 | 15,881 |
| Total Ordinary Maintenance & Operation | 63,990 | 110,520 | 46,530 | 314,655 | 552,600 | 237,945 |
| Total Protective Services | 1,729 | 52 | (1,677) | 2,045 | 260 | (1,785) |
| Total Insurance Premiums | 13,034 | 11,087 | (1,947) | 65,447 | 55,435 | (10,012) |
| Total General Expenses | (1,107) | 11,988 | 13,095 | (3,786) | 59,940 | 63,726 |
| Total Interest Expense and Amortization | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Operating Expenses | 164,388 | 215,489 | 51,101 | 752,404 | 1,077,445 | 325,041 |
| Excess Operating Revenue Over Operating Expenses | 16,002 | 47,960 | (31,958) | 185,194 | 239,800 | (54,606) |
| 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 | 37,645 | 37,645 |
| Excess (Deficiency) of Revenue Over Expenditures | 16,002 | 40,431 | (24,429) | 185,194 | 202,155 | (16,961) |
| Total Asset Purchases | 141 | 38,971 | 38,830 | 301 | 194,855 | 194,554 |

HOUSING AUTHORITY OF SAVANNAH, GA
 Funds : 810 - SCB Kayton
 For August 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 | 18,652 | 19,870 | (1,218) | 96,852 | 99,350 | (2,498) |
| Total Grant Revenue | 52,692 | 57,579 | (4,887) | 264,767 | 287,895 | (23,128) |
| Total Investment Revenue - Unrestricted | 104 | 4 | 100 | 265 | 20 | 245 |
| Total Investment Revenue - Restricted | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Other Revenue | 450 | 771 | (321) | 12,754 | 3,855 | 8,899 |
| 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 | 71,898 | 78,224 | (6,326) | 374,638 | 391,120 | (16,482) |
| Expenses | | | | | | |
| Total Administrative | 19,580 | 25,130 | 5,550 | 95,332 | 125,650 | 30,318 |
| Total Tenant Services | 1,017 | 1,209 | 192 | 5,498 | 6,045 | 547 |
| Total Utilities | 5,462 | 3,999 | (1,463) | 18,753 | 19,995 | 1,242 |
| Total Ordinary Maintenance & Operation | 115,871 | 23,276 | (92,595) | 232,676 | 116,380 | (116,296) |
| Total Protective Services | 54 | 80 | 26 | 334 | 400 | 66 |
| Total Insurance Premiums | 6,366 | 5,122 | (1,244) | 33,125 | 25,610 | (7,515) |
| Total General Expenses | 0 | 616 | 616 | 0 | 3,080 | 3,080 |
| Total Interest Expense and Amortization | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Operating Expenses | 148,350 | 59,432 | (88,918) | 385,718 | 297,160 | (88,558) |
| Excess Operating Revenue Over Operating Expenses | (76,454) | 18,792 | (95,245) | (11,080) | 93,960 | (105,040) |
| 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 | (76,454) | 18,792 | (95,245) | (11,080) | 93,960 | (105,040) |
| Total Asset Purchases | 18 | 379 | 361 | 53 | 1,895 | 1,842 |

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 400 - Local Fund
For August 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 | 57,140 | 51,668 | 5,472 | 258,889 | 258,340 | 549 |
| Total Investment Revenue - Restricted | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Other Revenue | 34,363 | 37,680 | (3,317) | 466,127 | 188,400 | 277,727 |
| 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 | 91,503 | 89,348 | 2,155 | 725,016 | 446,740 | 278,276 |
| Expenses | | | | | | |
| Total Administrative | 76,652 | 78,301 | 1,649 | 288,820 | 391,505 | 102,686 |
| Total Tenant Services | 0 | 333 | 333 | 0 | 1,665 | 1,665 |
| Total Utilities | 0 | 629 | 629 | 0 | 3,145 | 3,145 |
| Total Ordinary Maintenance & Operation | 6,160 | 4,063 | (2,097) | 25,315 | 20,315 | (5,000) |
| Total Protective Services | 0 | 38 | 38 | 0 | 190 | 190 |
| Total Insurance Premiums | 1,671 | 315 | (1,356) | 4,305 | 1,575 | (2,730) |
| Total General Expenses | 0 | 458 | 458 | 0 | 2,290 | 2,290 |
| Total Interest Expense and Amortization | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Operating Expenses | 84,483 | 84,137 | (346) | 318,439 | 420,685 | 102,246 |
| Excess Operating Revenue Over Operating Expenses | 7,021 | 5,211 | 1,810 | 406,576 | 26,055 | 380,521 |
| 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 | 7,021 | 5,211 | 1,810 | 406,576 | 26,055 | 380,521 |
| Total Asset Purchases | 0 | 2,708 | 2,708 | 0 | 13,540 | 13,540 |

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 500 - Bond Fund
For August 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 | 1,724 | 677 | 1,047 | 2,061 | 3,385 | (1,324) |
| Total Investment Revenue - Restricted | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Other Revenue | 15,696 | 70,390 | (54,694) | 89,342 | 174,534 | (85,192) |
| 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 | 17,420 | 71,067 | (53,647) | 91,403 | 177,919 | (86,516) |
| Expenses | | | | | | |
| Total Administrative | 109 | 452 | 343 | 456 | 2,260 | 1,804 |
| 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 | 109 | 452 | 343 | 456 | 2,260 | 1,804 |
| Excess Operating Revenue Over Operating Expenses | 17,310 | 70,615 | (53,305) | 90,947 | 175,659 | (84,712) |
| 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 | 17,310 | 70,615 | (53,305) | 90,947 | 175,659 | (84,712) |
| Total Asset Purchases | 0 | 0 | 0 | 0 | 0 | 0 |

HOUSING AUTHORITY OF SAVANNAH, GA
 Funds : 360 - Housing Choice Voucher
 For August 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 | 17,844 | 14,385 | 3,459 | 64,470 | 71,925 | (7,455) |
| HUD OPER SUBS: HCV ADMIN FEE | 197,302 | 182,450 | 14,852 | 980,948 | 912,250 | 68,698 |
| Homeownership Admin Fees | 0 | 117 | (117) | 0 | 585 | (585) |
| INVSTMT INC-UNRESTRICTED | 4,409 | 33 | 4,376 | 5,183 | 165 | 5,018 |
| FRAUD- Admin | 0 | 375 | (375) | 0 | 1,875 | (1,875) |
| Misc Income Account | 0 | 0 | 0 | 115,717 | 0 | 115,717 |
| Total Revenue | 219,556 | 197,360 | 22,196 | 1,166,318 | 986,800 | 179,518 |
| Expenses | | | | | | |
| Total Administrative | 184,299 | 197,041 | 12,742 | 965,352 | 985,205 | 19,853 |
| Total Tenant Services | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Utilities | 225 | 252 | 27 | 1,208 | 1,260 | 52 |
| Total Ordinary Maintenance & Operation | 697 | 7,708 | 7,011 | 4,280 | 38,540 | 34,260 |
| Total Protective Services | 0 | 252 | 252 | 0 | 1,260 | 1,260 |
| Total Insurance Premiums | 5,347 | 4,164 | (1,183) | 26,881 | 20,820 | (6,061) |
| Total General Expenses | 0 | 0 | 0 | 3,997 | 0 | (3,997) |
| Total Interest Expense and Amortization | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Operating Expenses | 190,569 | 209,417 | 18,848 | 1,001,719 | 1,047,085 | 45,366 |
| Excess Operating Revenue Over Operating Expenses | 28,987 | (12,057) | 41,044 | 164,599 | (60,285) | 224,884 |

HOUSING AUTHORITY OF SAVANNAH, GA
 Funds : 360 - Housing Choice Voucher
 For August 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 | 2,005,637 | 1,945,269 | 60,368 | 9,286,768 | 9,726,345 | (439,577) |
| FRAUD-HAP | 0 | 375 | (375) | 0 | 1,875 | (1,875) |
| FSS Forfeiture Income | (699) | 1,421 | (2,120) | 10,167 | 7,105 | 3,062 |
| Total Revenue | 2,004,938 | 1,947,065 | 57,873 | 9,296,935 | 9,735,325 | (438,390) |
| Expenses | | | | | | |
| Total Depreciation and Amortization | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Housing Assistance Payments | 2,034,804 | 1,946,673 | (88,131) | 10,000,545 | 9,733,360 | (267,185) |
| Total Other Expenses | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Expenses | 2,034,804 | 1,946,673 | (88,131) | 10,000,545 | 9,733,361 | (267,185) |
| Total Other Financing Sources (Uses) | 0 | 0 | 0 | 0 | 0 | 0 |
| Excess (Deficiency) of Revenue Over Expenditures | (29,866) | 392 | (30,258) | (703,609) | 1,964 | (705,574) |
| Total Asset Purchases | 90 | 0 | (90) | 224 | 0 | (224) |

HOUSING AUTHORITY OF SAVANNAH, GA
 Funds : 363 - Shelter Plus Care
 For August 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 | - | 5,813 | (5,813) | 22,127 | 29,065 | (6,938) |
| INVTMT INC-UNRESTRICTED | 474 | - | 474 | 584 | - | 584 |
| Total Revenue | 474 | 5,813 | (5,339) | 22,711 | 29,065 | (6,354) |
| Expenses | | | | | | |
| Total Administrative | 3,406 | 5,242 | 1,836 | 16,718 | 26,210 | 9,492 |
| Total Tenant Services | - | - | - | - | - | - |
| Total Utilities | - | - | - | - | - | - |
| Total Ordinary Maintenance & Operation | - | - | - | - | - | - |
| Total Protective Services | - | - | - | - | - | - |
| Total Insurance Premiums | - | - | - | - | - | - |
| Total General Expenses | - | - | - | - | - | - |
| Total Interest Expense and Amortization | - | - | - | - | - | - |
| Total Operating Expenses | 3,406 | 5,242 | 1,836 | 16,718 | 26,210 | 9,492 |
| Excess Operating Revenue Over Operating Expenses | (2,933) | 571 | (3,503) | 5,992 | 2,855 | 3,137 |

HOUSING AUTHORITY OF SAVANNAH, GA
 Funds : 363 - Shelter Plus Care
 For August 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: SHELTER PLUS CARE GRANTS | 0 | (83,022) | 83,022 | 316,098 | 415,110 | (99,012) |
| Total Revenue | 0 | (83,022) | 83,022 | 316,098 | 415,110 | (99,012) |
| Expenses | | | | | | |
| Total Depreciation and Amortization | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Housing Assistance Payments | 77,266 | 83,022 | 5,756 | 397,183 | 415,110 | 17,927 |
| Total Other Expenses | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Expenses | 77,266 | 83,022 | 5,756 | 397,183 | 415,110 | 17,927 |
| Total Other Financing Sources (Uses) | 0 | 0 | 0 | 0 | 0 | 0 |
| Excess (Deficiency) of Revenue Over Expenditures | (77,266) | (166,044) | 88,778 | (81,085) | 0 | (81,085) |
| Total Asset Purchases | 0 | 0 | 0 | 0 | 0 | - |

HOUSING AUTHORITY OF SAVANNAH, GA
 Funds : 370 - Single Room Occupancy Fund
 For August 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) | 7,493 | 7,350 | 143 |
| INVTMT INC-UNRESTRICTED | 875 | 255 | 620 | 962 | 1,275 | (313) |
| MISC INC (MISC SOURCES) | 0 | 294 | (294) | 0 | 1,470 | (1,470) |
| Total Revenue | 2,324 | 2,019 | 305 | 8,456 | 10,095 | (1,639) |
| Expenses | | | | | | |
| Total Administrative | 1,399 | 2,184 | 785 | 7,306 | 10,920 | 3,614 |
| Total Tenant Services | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Utilities | 3 | 7 | 4 | 16 | 35 | 19 |
| Total Ordinary Maintenance & Operation | 10 | 15 | 5 | 55 | 75 | 20 |
| Total Protective Services | 0 | 2 | 2 | 0 | 10 | 10 |
| Total Insurance Premiums | 131 | 28 | (103) | 653 | 140 | (513) |
| Total General Expenses | 0 | 0 | 0 | 56 | 0 | (56) |
| Total Interest Expense and Amortization | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Operating Expenses | 1,543 | 2,236 | 693 | 8,086 | 11,180 | 3,094 |
| Excess Operating Revenue Over Operating Expenses | 781 | (217) | 998 | 369 | (1,085) | 1,454 |

HOUSING AUTHORITY OF SAVANNAH, GA
 Funds : 370 - Single Room Occupancy Fund
 For August 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 | 27,036 | 25,900 | 1,136 |
| Total Revenue | <u>5,227</u> | <u>5,180</u> | <u>47</u> | <u>27,036</u> | <u>25,900</u> | <u>1,136</u> |
| Expenses | | | | | | |
| Total Depreciation and Amortization | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Housing Assistance Payments | 5,881 | 5,180 | (701) | 29,507 | 25,900 | (3,607) |
| Total Other Expenses | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Expenses | <u>5,881</u> | <u>5,180</u> | <u>(701)</u> | <u>29,507</u> | <u>25,900</u> | <u>(3,607)</u> |
| Total Other Financing Sources (Uses) | 0 | 0 | 0 | 0 | 0 | 0 |
| Excess (Deficiency) of Revenue Over Expenditures | <u>(654)</u> | <u>0</u> | <u>(654)</u> | <u>(2,471)</u> | <u>0</u> | <u>(2,471)</u> |
| 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.

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 has responded to elevator outages and inspected the freight elevator system to determine the feasibility to return this elevator to service as soon as possible, while it plans and orders 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.

The inspection of the freight elevator identified that components from this elevator had apparently been removed to support the needs of the passenger elevators. The freight elevator is likely to be modernized first, prior to the other elevators.

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. Since June, due to differences between HAS's initial cost estimate and bids submitted then by a total of three contractors, our procurement team has been working with the lowest most responsible bidder to confirm the pricing submitted is a true representation of the project and the bidder based his pricing understanding the scope of work specified. The project will be under contract once pricing

is refined.

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 September 30, 2022**, consultation with the Historic Preservation Department of the Metropolitan Planning Commission (MPC) is ongoing, and review documents are expected to be released in 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. **As of September 30, 2022**, the development team is awaiting final notification of awarded projects to be released by OPB, while it evaluates the opportunity to submit an application to DCA in May 2023 and complement funding for River Pointe II Phase II utilizing 9% 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 September 30, 2022, Goodwill Excel Center and YMCA 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 Savannah¹. 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 September 30, 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>68%</u> | Fall 2022 (forecasted) |
| Savannah Summit | November 2021 | Renovation | 138 | \$32.2 mi | \$15.4 | <u>57%</u> | Spring 2023 (forecasted) |
| Totals | | | 1,391 units | | \$ 190.9 million in bonds | | |

Table 2: 2017 – 2021 HAS-issued bonds

The Pines at Garden City

On November 9, 2021, HAS approved an Inducement Resolution declaring its intention to issue tax-exempt bonds to Pines Housing Partners, LP, in an amount not to exceed \$14 million, to support the acquisition, renovation and equipping of The Pines at Garden City (“Pines”), a 94-unit affordable housing development located in Garden City, GA.

HAS, through its affiliate non-profit Savannah Community Builders, is also expected to participate in the ownership of the Pines as a minor member of its general partner, in partnership with an affiliate of Vitus Group, the Developer. The partners are currently planning to submit an application to DCA in October 2022, aiming to fund part of renovation costs for the Pines with 4% LIHTC.

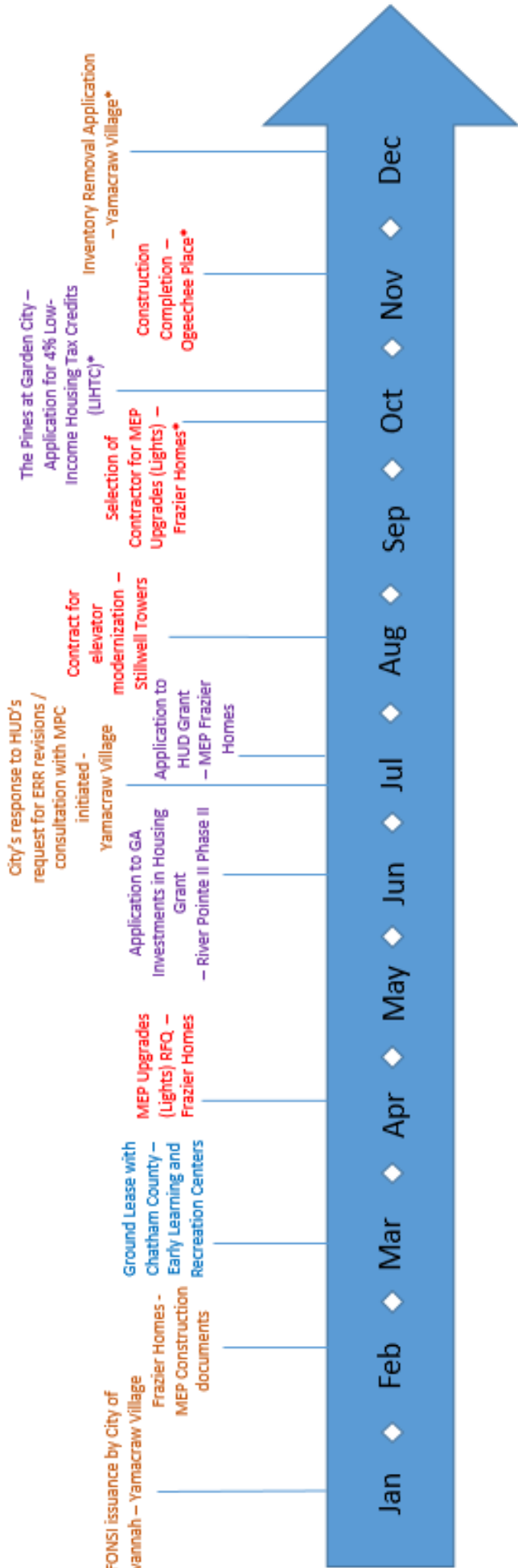
IV. Lease-up and Stabilization Phase

All properties that have completed Lease-up and Stabilization² 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 Fifty (50) scheduled eligibility interviews in September 2022. Four (4) applicants and/or residents were housed and/or transferred in this month.

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

EVICCTIONS/MOVE-OUTS

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

| | September | August | July | TOTAL |
|------------------------|-----------|----------|-----------|-----------|
| Abandoned Unit | 1 | 0 | 0 | 1 |
| Non Payment of Rent | 2 | 1 | 1 | 4 |
| Criminal Activity | 1 | 0 | 0 | 1 |
| Other Lease Violations | 1 | 1 | 1 | 3 |
| Other Move outs | 8 | 6 | 7 | 21 |
| Section 8 | 1 | 1 | 1 | 3 |
| TOTAL | 14 | 9 | 10 | 33 |

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 **September 27, 2022**, Kayton Homes was 62% 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 **September 27, 2022**, 93.06% 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 **September 27, 2022**, 98% of units were occupied.

RIVER POINTE COMMUNITY

The financial closing for the redevelopment of the former Fred Wessels Homes (Wessels) and Edgar Blackshear Homes (Blackshear) occurred on June 30, 2016. The new community consists of 280 RAD Project-Based Rental Assistance (PBRA) units. As of **September 27, 2022**, River Pointe was 93.57% 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 | 46 |
| Patterson Terrace | 0 |
| Single Family Homes | 3 |
| Stillwell Towers | 5 |
| Yamacraw Village | 23 |
| Total | 77 |

**CONVENTIONAL PUBLIC HOUSING
VACANCY - OCCUPANCY REPORT
AS OF SEPTEMBER 29, 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 | 45 | 45 | 0 | 0 | 97 | 69.21% | 3 | 1 | 93 |
| Horace Stillwell Towers | 211 | 0 | 10 | 0 | 0 | 0 | 0 | 10 | 95.26% | 1 | 2 | 7 |
| Simon Frazier Homes | 236 | 1 | 0 | 4 | 1 | 1 | 0 | 7 | 97.03% | 2 | 0 | 5 |
| Pickens Patterson Terrace | 76 | 0 | 3 | 5 | 1 | 0 | 0 | 9 | 88.16% | 0 | 3 | 6 |
| Single Family Homes | 60 | 0 | 0 | 0 | 4 | 1 | 0 | 5 | 91.67% | 0 | 0 | 5 |
| Total Number of HAS-Managed Units | 898 | 1 | 20 | 54 | 51 | 2 | 0 | 128 | 85.75% | 6 | 6 | 116 |

*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

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

Resident Services along with the YMCA of Coastal Georgia and its volunteers continue efforts to identify families in authority assisted neighborhoods that have a need for beds for their children. On Thursday, September 22, 2022, 22 children received beds which brings the total to 215 beds placed in homes. In addition to a brand new bed, each child received a complete sheet and comforter set, toys, books, and stuffed animals. The family also received food and household supplies. The success of this program and partnership resonates on the faces of each child as they are given “a place to dream.” A place to dream has set a goal to deliver 250 beds by the end of this year. We have bed deliveries scheduled for October and December in an effort to reach and exceed our goal.



Princess Ball



On Friday, September 23, 2022, five elementary school age girls from our public housing neighborhoods were given the opportunity to be princesses for a day. The ball was sponsored by Operation Kid Forward a 5013c agency dedicated to helping underprivileged youth in our community. The young ladies were selected from those families that participated in A Place to Dream. The princess ball was designed for girls who may not have a prominent father figure in their lives. To ensure that each young lady felt like a princess, they were pampered and received a complete makeover that includes a princess gown. At the ball, the girls were escorted by their very own prince, a member of the Chatham County Sheriff's Office, the Savannah Police Department or United

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

States Military personnel. The goal was to make each young lady feel beautiful and special!

Senior Citizen's Spotlight
HURRICANE PREPAREDNESS

In the midst of Hurricane season that runs from June 1st to November 30th, Residents Services and Management staff continue all efforts to prepare our senior and disabled tenants of Stillwell Towers for potentially hazardous weather. The Housing Authority's staff along with the Chatham County Health Department identified residents with special healthcare needs who lack the ability and resources to leave their homes in an effort to secure emergency shelter. These residents will receive special transportation provided by Chatham Area Transit. The staff also updates emergency contact information and provides each resident with an emergency preparedness checklist.

Consent Agenda Item (F)

HOUSING CHOICE VOUCHER PROGRAM

As of September 1, 2022, the total leased vouchers are 2,311 and 314 were issued, for a total of 2,625 committed. Also, additional vouchers were issued after September 1st for these programs:

- 0 for SPC
- 0 for Mod Rehab
- 54 for Vouchers
- 0 for VASH
- 2 for PBV
- 2 for RAD

On September 12th, we mailed 438 second appointment letters and 962 first appointment letters to applicants requesting them to provide documents by October 7th to enable us to determine their eligibility for the HCV Program. We are still processing the submissions and plan on sending additional letters in October.

| | No. Allocated 09/01/2022 | No. Committed 07/01/2022 | No. Committed 08/01/2022 | No. Committed 09/01/2022 | No. Available |
|--------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|------------------|
| SPC | 112 | 127 | 121 | 120 | -8 |
| Mod Rehab | 20 | 20 | 20 | 20 | 0 |
| Vouchers | 2718 | 2655 | 2653 | 2625 | 93 |
| Portables | - | 29 | 28 | 27 | |
| VASH | 137 | 116 | 113 | 111 | 26 |
| HCV PBV | 271 | 260 | 261 | 261 | 10 |
| RADPBV | 330 | 256 | 260 | 257 | 73 |
| TOTAL | 3588 | 3434 | 3428 | 3394 | 194 |

NUMBER ON WAITING LIST: 4,660

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 Glicken
Lead Case Manager



Agenda Item No. 3 – *New Business* **CONTRACTS FOR** **ARCHITECTURAL/ENGINEERING SERVICES**

RECOMMENDED ACTION:

Award Contract.

BACKGROUND:

The Housing Authority of Savannah requested qualifications from full-service architectural/engineering firms on June 27, 2022, through the Housing Agency Marketplace e-Procurement system. Firms are expected to have the capability to perform any and all services including, but are not limited to, typical A/E services on an as-needed basis at the Agency's discretion, for both new construction and rehabilitation of buildings, and land that the Agency owns. Notices were published in the Savannah Morning News, The Savannah Tribune and PHADA.

The Agency will retain the right to contract with any of the responsive and responsible proposers as a result of this RFQ, which shall occur in the following manner (this is sometimes called “forming a pool” of contractors that the Agency may draw from). Each proposer firm was ranked as a result of the evaluation. As the Agency needs to complete an award, assigned staff will contact the 1st-ranked firm to ascertain as to whether or not that the firm is available to do the work within the reasonable time-frame the Agency has established for that work; if the firm is available within the Agency’s requirements, the Agency shall then, in conformance with all HUD requirements, attempt to negotiate a reasonable cost with the available firm. If such negotiation cannot be successfully concluded within five (5) business days (or sooner, if the Agency decides such is in its best interests), the Agency shall retain the right to suspend negotiations with that firm and proceed to the 2nd-ranked firm.

ANALYSIS:

One Thousand and thirty-six (1036) vendors across the country were notified through the e-Procurement system. Nineteen (19) vendors opened and reviewed the solicitation documents. Five (5) submissions were received.

A review panel consisting of Me’Kia Davis, Senior Accountant, DaShawna Kea, Homeownership Specialist and Brandi Lewis, Project Manager scored the proposal packages. The attached evaluation recap shows the firms ranked by highest average number of points received.

Two (2) submissions scored in the competitive range of seventy-five (75) points or above making them both eligible for contract award. The firm’s proposals were ranked as follows:

- #1. Raymond Engineering – Georgia, Inc.
- #2. Lott + Naugle Architects, Inc.

COMMENTS:

None

LEGAL CONSIDERATIONS:

None

FINANCIAL CONSIDERATIONS:

None at this time.

BOARD CONSIDERATION AND ACTION:

The staff recommends that the Board of Commissioners authorize the Executive Director to negotiate and enter into contracts with, Raymond Engineering – Georgia, Inc. for Architectural and Engineering Services. We also recommend the Board of Commissioners provide the Agency power to negotiate and enter into contracts with the 2nd place proposer Lott + Naugle Architects, Inc.



Evaluation Recap

Mon. Aug 22, 2022
03:02 PM EDT

Proposal Evaluation Recap

Request (RFQ)#: 06272022
Agency: Housing Authority of Savannah

Title: Architectural/Engineering Services
Buyer: Carl M. Edwards, Procurement Administrator

INDIVIDUAL EVALUATIONS
In Ranking Order

| Maximum Points Available in Each Criteria Area: | 20 | 20 | 20 | 30 | 10 | 15 | = 115 | |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------------|--|
| Evaluator #1 : Brandi Lewis | <u>1</u> | <u>2</u> | <u>3</u> | <u>4</u> | <u>5</u> | <u>6</u> | Total Points | |
| Raymond Engineering-Georgia, Inc. | 18 | 15 | 20 | 28 | 9 | 0 | = 90 | |
| Lott + Naugle Architects, Inc. | 18 | 15 | 20 | 28 | 7 | 0 | = 88 | |
| Engineering Design Technologies, Inc. | 16 | 15 | 15 | 20 | 8 | 0 | = 74 | |
| DNA Workshop | 10 | 10 | 10 | 20 | 5 | 0 | = 55 | |
| Tarchitects Inc. | 10 | 10 | 10 | 10 | 3 | 0 | = 43 | |
| Evaluator #2 : Dashawna Kea | <u>1</u> | <u>2</u> | <u>3</u> | <u>4</u> | <u>5</u> | <u>6</u> | Total Points | |
| Raymond Engineering-Georgia, Inc. | 18 | 17 | 17 | 30 | 10 | 0 | = 92 | |
| Lott + Naugle Architects, Inc. | 18 | 17 | 16 | 30 | 8 | 0 | = 89 | |
| Engineering Design Technologies, Inc. | 18 | 10 | 16 | 24 | 7 | 0 | = 75 | |
| DNA Workshop | 17 | 17 | 16 | 30 | 6 | 0 | = 86 | |
| Tarchitects Inc. | 12 | 12 | 15 | 13 | 3 | 0 | = 55 | |
| Evaluator #3 : Me"Kia Davis | <u>1</u> | <u>2</u> | <u>3</u> | <u>4</u> | <u>5</u> | <u>6</u> | Total Points | |
| Raymond Engineering-Georgia, Inc. | 18 | 15 | 20 | 30 | 10 | 0 | = 93 | |
| Lott + Naugle Architects, Inc. | 20 | 15 | 15 | 30 | 7 | 0 | = 87 | |
| Engineering Design Technologies, Inc. | 20 | 10 | 15 | 22 | 8 | 0 | = 75 | |
| DNA Workshop | 18 | 15 | 15 | 25 | 6 | 0 | = 79 | |
| Tarchitects Inc. | 18 | 10 | 10 | 20 | 5 | 0 | = 63 | |

COMPILATION OF ALL INDIVIDUAL EVALUATIONS
In Ranking Order

| Maximum Points Available in Each Criteria Area: | 60 | 60 | 60 | 90 | 30 | 45 | = 345 | |
|---|--|----------|----------|----------|----------|----------|--------------|------|
| | <u>Points awarded in each evaluation criteria area</u> | | | | | | Total Points | Avg. |
| Proposer | <u>1</u> | <u>2</u> | <u>3</u> | <u>4</u> | <u>5</u> | <u>6</u> | | |
| Raymond Engineering-Georgia, Inc. | 54 | 47 | 57 | 88 | 29 | 0 | = 275 | 91.7 |
| Lott + Naugle Architects, Inc. | 56 | 47 | 51 | 88 | 22 | 0 | = 264 | 88.0 |
| Engineering Design Technologies, Inc. | 54 | 35 | 46 | 66 | 23 | 0 | = 224 | 74.7 |
| DNA Workshop | 45 | 42 | 41 | 75 | 17 | 0 | = 220 | 73.3 |
| Tarchitects Inc. | 40 | 32 | 35 | 43 | 11 | 0 | = 161 | 53.7 |

- Number of Evaluators: 3
Criteria #1: ABILITY TO PERFORM
Criteria #2: PROFESSIONAL CAPABILITY
Criteria #3: PAST PERFORMANCE
Criteria #4: KNOWLEDGE AND EXPERIENCE
Criteria #5: OVERALL QUALITY
Criteria #6: Section 3 Business Preference

[Go back](#)

Executive Director's Report

October 11, 2022



Honorary Street Designation Ceremony for “Raphael Warnock Way”

A ceremony was held to recognize and honor the junior United States Senator from Georgia on Thursday, October 6, 2022 at 10:00 a.m. in Herbert Kayton Homes. Raphael Gamaliel Warnock was born in Savannah, the eleventh of twelve siblings and grew up in the Herbert Kayton Homes public housing development. He is a graduate of Sol C. Johnson High School and Morehouse College. In January 2020, he decided to run in the special election for the U. S. Senate. No candidate received a majority of the vote on election day, so there was a runoff on January 5, 2021. In the runoff, he won by more than 93,000 votes and made history by becoming the first Black senator from Georgia. The HAS Board of Commissioners voted unanimously to approve the street designation.

WELCOME Brynn Grant!

Brynn Grant is the newest appointment to the HAS Board of Commissioners. She will be serving the unexpired term of former Commissioner Thomas Henry. Ms. Grant currently serves as the President and CEO of the United Way of the Coastal Empire. She led the startup of the World Trade Center Savannah and served on the Savannah Economic Development Authority for several years. In 2020, Ms. Grant was appointed Co-Chair of Mayor Van Johnson’s Housing Savannah Task Force. The task force was assigned the challenge to assess the city’s housing needs and develop recommendations for increasing the availability and affordability of quality housing for all households regardless of income. The Taskforce was co-chaired by retired Assistant City Manager, Israel G. Small. Ms. Grant will be sworn in at the October 11, 2022 Board meeting.

Housing Assistance Payments Award

HAS received an award of new vouchers under the Consolidated Appropriations Act 2022. The Act appropriated \$200 million for new incremental vouchers based on a formula developed by HUD. The formula included such factors as severe cost burden, overcrowding, substandard housing for very low-income renters, homelessness, and administrative capacity. Effective October 1, 2022, HAS received \$149,270.50 in housing assistance payments, and \$12,000.00 in special fees for administration.

Award of Capital Fund Program Emergency Safety and Security Grant

The Housing Authority of Savannah has been selected to receive funding under the Fiscal Year 2022 Capital Fund Emergency Safety and Security Program, in the amount of **\$114,000**, under a

grant to support safety and security measures. HAS applied for the grant in June and was selected through a lottery process. The funds will be used to implement lighting upgrades in Simon Frazier Homes to include:

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

Lighting has been identified by the Savannah Police Department and the City of Savannah as one of the requested measures that will have an impact on safety and crime deterrence in the area.

Dundee Cottages & Cove at Dundee Groundbreaking

The date has been changed to October 10, 2022 at 10 a.m. When built out, there will be eighty-four dwellings servicing persons experiencing homelessness.

Continuing Resolution Keeping Government Running through December 16, 2022

On Friday, September 30, 2022, President Joe Biden signed a stopgap funding bill into law, preventing a government shutdown on the last day of the fiscal year. The House passed the bill on Friday, after the Senate passed the CR on Thursday. Both chambers are in recess until after Election Day.

Fair Market Rents

Fair Market Rents (FMRs) are used to determine payment standard amounts for the Housing Choice Voucher program. HUD annually estimated FMRs for Office of Management and Budget (OMB) defined metropolitan areas. FMRs are posted at least 30 days before they are effective. The Public Housing Authority (PHA) determines a payment standard that is between 90 percent and 110 percent of the FMR. FMRs represent the cost to rent a moderately-priced dwelling unit in the local housing market. The housing voucher participant must pay 30 percent of its monthly-adjusted gross income for rent and utilities.

Daylight Saving Time



DST ends on November 6, 2022 at 2 a.m.