



March 14, 2023

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: 01/04/2028

Edward Gresham

Term Expires: 01/04/2026

Michael Holland

Term Expires: 01/04/2027

Earline Wesley Davis, Executive Director



TENTATIVE AGENDA

REGULAR BOARD OF COMMISSIONERS MEETING

Tuesday, March 14, 2023 12:15 PM

HAS Administrative Office, 1407 Wheaton Street, Building A

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 Michael Holland

2. Consent Agenda*Wanda Parrish, Chairwoman

Recommended Action: Approve

(A) Minutes of February 14, 2023 Regular Meeting and March 9, 2023 Special 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. Operating Budgets for FYE 2024Robert Faircloth, Director of Finance

Recommended Action: Adopt Resolution 03-23-01

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 Michael Holland.

BACKGROUND:

Michael Holland was appointed to the HAS Board of Commissioners by Mayor Van R. Johnson, II on February 15, 2023. Mr. Holland will replace G. Lind Taylor who resigned from the Board on April 21, 2022.

ANALYSIS:

None

COMMENTS:

Mr. Holland 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, Michael Holland, 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.

Michael Holland

Subscribed and sworn to before me
This 14th day of March, 2023.

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) February 14, 2023 Regular Meeting Minutes and March 9, 2023 Special 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 February 14, 2023 regular meeting and March 9, 2023 special 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 the Mayor and the 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

Michael Holland

DRAFT FOR APPROVAL
REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
February 14, 2023

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, February 14, 2023. Vice Chairman Darrel Daise called the meeting to order and upon roll call those present and absent were as follows:

Present:	Darrel Daise, Vice Chairman Brynn Grant Edward Gresham
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Absent:	Wanda Parrish, Chairwoman
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Also present were Deputy Director Kenneth Clark, Director of Assisted Housing Payments Lynn Coleman, Director of Finance Robert Faircloth, Director of Property Management Yolanda Fontaine, Director of Human Resources Shannell Hardwick, Director of Facilities Management Robert Marshall, Management Analyst Tammy Brawner, Procurement Manager Carl Edwards, and Real Estate Development Project Manager Brandi Lewis. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP was also in attendance.

The Vice Chairman opened the meeting with a moment of silence.

APPROVAL OF CONSENT AGENDA

The Consent Agenda included the minutes of the January 10, 2023 regular meeting; Financial Services Report; Development Services Report; Asset Management Report; Resident Services Report and Assisted Housing Programs Report. Commissioner Gresham made a motion to approve the consent agenda. Commissioner Grant seconded the motion and it passed unanimously.

AWARD OF CONTRACT FOR MEP UPGRADES AT SIMON FRAZIER HOMES

Procurement Manager Carl Edwards addressed the Board by stating that the Housing Authority of Savannah (HAS) requires the services of a qualified licensed and bonded contractor to provide mechanical, electrical and plumbing (MEP) upgrades in the Simon Frazier Homes neighborhood, located at 624 W. Gwinnett Street. This project consists of the replacement of HVAC units; replacement of electrical power devices; and replacement of interior lighting within all apartment units in the community.

An Invitation for Bids (IFB) was published on December 2, 2022 through the Housing Agency Marketplace e-Procurement system. Notices of the IFB publication were printed in the *Savannah Morning News* and *The Savannah Tribune* publications and posted to the websites of HAS and the Public Housing Authorities Directors Association, respectively.

Three submissions were received by the deadline of Friday, January 20, 2023 at 3:00 p.m. The responsive bids are as follows:

Mid Atlantic Renovation, Inc.	\$3,793,008.00
Bent Pine Construction Company	\$4,415,888.00
Gibraltar Construction, Inc.	\$6,400,000.00

Two bids were within the initial cost estimate for the project. All project costs qualify as capital expenditures and will be funded by HUD Capital Fund Program grants.

Mr. Edwards detailed the cost model analysis for the project and bids received. After some discussion, Commissioner Grant made a motion, seconded by Commissioner Edwards, to award the contract to Mid Atlantic Renovations, Inc., with a provision that HAS may execute a contract with the next lowest bidder should it not be able to execute a contract with the awardee. The motion passed unanimously.

AWARD OF CONTRACT FOR REAL ESTATE DEVELOPMENT LEGAL SERVICES

Mr. Edwards continued by saying that HAS requires the services of a qualified licensed and insured law firm to provide real estate development legal services. These services are a necessary supplement to the daily operation of the agency. The successful firm shall be the

legal advisor to the Agency Board of Commissioners and the Agency Executive Director (ED). A Request for Proposals (RFP) was published to procure Real Estate Development Legal Services, on October 7, 2023, through the Housing Agency Marketplace e-Procurement system. Notices of the RFP publication were printed in the *Savannah Morning News* and *The Savannah Tribune* publications and posted to the websites of HAS and the Public Housing Authorities Directors Association, respectively.

A four-member evaluation panel reviewed and scored the proposal packages. Reno and Cavanaugh, PLLC was identified as the highest ranked proposer with an overall score of 89 points.

The proposed contract will be for one (1) year with four (4), one (1) year options, for a total maximum contract period of five (5) years. There will be no price escalation over the potential maximum five (5) year contract period. There are no guaranteed minimums or maximums on this contract. The hourly rates would be set as follows:

Partner	\$410.00/hour
Associate	\$320.00/hour
Paralegal	\$180.00/hour
Reimbursable Copy Costs	\$0.01/per page

The annual not-to-exceed proposed cost is \$288,010.00.

Commissioner Gresham made a motion to award the Real Estate Development Legal Services contract to Reno and Cavanaugh, PLLC, with a provision to execute a contract with the next highest ranked respondent should the Authority not be able to execute a contract with the highest ranked respondent. Commissioner Grant seconded the motion and the contract was unanimously awarded.

ADOPTION OF BOND AMENDMENT RESOLUTION FOR OGEECHEE PLACE

Attorney Dana Braun addressed the Board of Commissioners. On April 29, 2021, the Housing Authority of Savannah (“HAS”) issued its Multifamily Housing Revenue Bonds (Ogeechee Place Project), Series 2021A in the aggregate principal amount of \$22,000,000 and its Multifamily Housing Revenue Bonds (Ogeechee Place Project), Series 2021B in the aggregate principal amount of \$3,936,000 (collectively, the “Bonds”). The Bonds were issued under a Trust Indenture, dated as of April 1, 2021 (the “Original Indenture”), between HAS and U.S. Bank National Association, as Trustee for the Bonds (the “Trustee”), and purchased by JPMorgan Chase Bank, N.A. (the “Lender”) pursuant to a Bond Purchase Agreement, dated as of April 1, 2021, by and among HAS, Lender, and Ogeechee Place GA LLC (the “Borrower”). The proceeds of the Bonds were loaned to the Borrower in one or

more installments pursuant to a Financing Agreement, dated as of April 1, 2021, between HAS and the Borrower, for the purpose of financing the acquisition, construction and equipping of a multifamily residential rental housing facility, consisting of approximately 204 units and related real and personal property, located in Savannah, Georgia and known as Ogeechee Place. The obligation of the Borrower to repay the loan of the proceeds of the Bonds is evidenced by promissory notes (the "Series A Promissory Note" and the "Series B Promissory Note" and together, the "Notes") made by the Borrower to HAS and assigned by HAS, together with certain other security, to the Trustee as security for the Bonds.

The Bonds accrue interest at an Applicable Rate that, as defined in the Original Indenture, is based on the London Interbank Offered Rate ("LIBOR") index (referred to in the proposed Resolution as the "LIBO Rate").

Borrower and Lender have agreed to establish an alternate rate of interest to the LIBO Rate for the Notes, pursuant to separate Modification Agreements, between Borrower and Lender (the "Series A Modification Agreement" and the "Series B Modification Agreement" and together, the "Modification Agreements"). The Borrower has requested that the Authority and the Trustee amend the Original Indenture in order to make corresponding changes to the LIBO Rate provisions contained therein to now reference the Secured Overnight Financing Rate ("SOFR"), pursuant to the proposed Resolution attached hereto. On April 29, 2021, the Housing Authority of Savannah ("HAS") issued its Multifamily Housing Revenue Bonds (Ogeechee Place Project), Series 2021A in the aggregate principal amount of \$22,000,000 and its Multifamily Housing Revenue Bonds (Ogeechee Place Project), Series 2021B in the aggregate principal amount of \$3,936,000 (collectively, the "Bonds"). The Bonds were issued under a Trust Indenture, dated as of April 1, 2021 (the "Original Indenture"), between HAS and U.S. Bank National Association, as Trustee for the Bonds (the "Trustee"), and purchased by JPMorgan Chase Bank, N.A. (the "Lender") pursuant to a Bond Purchase Agreement, dated as of April 1, 2021, by and among HAS, Lender, and Ogeechee Place GA LLC (the "Borrower"). The proceeds of the Bonds were loaned to the Borrower in one or more installments pursuant to a Financing Agreement, dated as of April 1, 2021, between HAS and the Borrower, for the purpose of financing the acquisition, construction and equipping of a multifamily residential rental housing facility, consisting of approximately 204 units and related real and personal property, located in Savannah, Georgia and known as Ogeechee Place. The obligation of the Borrower to repay the loan of the proceeds of the Bonds is evidenced by promissory notes (the "Series A

DRAFT FOR APPROVAL

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The Bonds accrue interest at an Applicable Rate that, as defined in the Original Indenture, is based on the London Interbank Offered Rate (“LIBOR”) index (referred to in the proposed Resolution as the “LIBO Rate”).

Borrower and Lender have agreed to establish an alternate rate of interest to the LIBO Rate for the Notes, pursuant to separate Modification Agreements, between Borrower and Lender (the “Series A Modification Agreement” and the “Series B Modification Agreement” and together, the “Modification Agreements”). The Borrower has requested that the Authority and the Trustee amend the Original Indenture in order to make corresponding changes to the LIBO Rate provisions contained therein to now reference the Secured Overnight Financing Rate (“SOFR”), pursuant to the proposed Resolution attached hereto.

Commissioner Grant made a motion to adopt the following Board Resolution 02-23-01. The motion was seconded by Commissioner Gresham and unanimously adopted.

EXECUTIVE REPORT

Deputy Director Kenneth Clark provided a report to the Commissioners.

There being no further business, the Vice Chairman asked for a motion to close the meeting. The motion was made and seconded by Commissioner Gresham and Commissioner Grant, respectively. The motion passed unanimously, with the Vice Chairman declaring the meeting adjourned at 1:06 p.m.

Secretary

ATTEST:

Chairwoman

Approval Date: March 14, 2023

DRAFT FOR APPROVAL

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

March 9, 2023

The Board of Commissioners of the Housing Authority of Savannah met in special session at the office of the Housing Authority of Savannah, 1407 Wheaton Street – Building A beginning at approximately 2:00 p.m., Thursday, March 9, 2023. The meeting was called to order and those present and absent were as follows:

Present: Wanda Parrish, Chairwoman
 Darrel Daise, Vice Chairman
 Edward Gresham

Absent: Brynn Grant

Also present were Executive Director Earline Wesley Davis, Deputy Director Kenneth Clark, Director of Finance Robert Faircloth, Director of Human Resources Shannell Hardwick, Director of Facilities Management Robert Marshall, Director of Development Services Rafaella Nutini, and Management Analyst Tammy Brawner.

BUDGET WORKSHOP

The budget workshop began with an introduction by Executive Director Earline Davis, which was followed by a budget overview by Deputy Director Kenneth Clark.

Director of Finance Robert Faircloth then gave a presentation of operating budgets for Fiscal Year 04/01/2023 through 03/31/2024. The presentation included review of the operating budgets for the Central Office Cost Center, Housing Choice Voucher Program, Public Housing Program, Bond Fund and Local Fund. The meeting adjourned at 4:37 p.m.

Secretary

ATTEST:

Vice Chairwoman

Approval Date: March 14, 2023

Consent Agenda Item (B)

FINANCE

BUDGET-VS-ACTUAL REPORT

PERIOD ENDING 01/31/2023

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 JANUARY 2023

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 387,110.
 - Capital Fund Administration fees have not yet all 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 positive cumulative budget variance of \$ 2,409.
- Fund Reports a cumulative loss of \$ 233,681, tracking over budget by \$ 384,701.

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 JANUARY 2023

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. Interproperty fungible resources will also be processed as a part of year-end close.

AMP 2 – Simon Frazier Homes

- Total Revenue reflects a negative cumulative budget variance of \$ 429,550.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 417,349.

Reports a cumulative profit of \$ 285,549 tracking over budget by 12,202.

AMP 3 – Pickens Patterson Terrace, Single Family Homes

- Total Revenue reflects a negative cumulative budget variance of \$ 497,245.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 367,255.

Reports a cumulative loss of \$ 131,888, tracking over budget by \$ 129,991.

AMP 4 – Horace Stillwell Towers

- Total Revenue reflects a negative cumulative budget variance of \$ 378,582.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 6,268.

Reports a cumulative loss of \$ 84,724, tracking over budget by \$ 372,313.

AMP 6 – Yamacraw Village

- Total Revenue reflects a negative cumulative budget variance of \$ 560,181.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 631,909.

Reports a cumulative profit of \$ 551,329, tracking under budget by \$ 71,729.

SCB KAYTON, LLC FOR YEAR TO DATE JANUARY 2023

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 48,073.
- Total Operating Expenses reflect a negative cumulative budget variance of \$ 253,355.

Reports a cumulative loss of \$ 113,508, tracking over budget by \$ 301,428.

Annual Replacement Reserve contributions still need to be accrued as of 01/31/2023.

LOCAL FUND FOR YEAR TO DATE JANUARY 2023

Analysis & Comments

- Total Revenue reflects a positive cumulative budget variance of \$ 327,075.
 - 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 \$ 148,642.

Reports a cumulative profit of \$ 527,827 tracking under budget by \$ 475,717.

BOND FUND FOR YEAR TO DATE JANUARY 2023

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 188,510.
- 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 \$ 1,490.

Reports a cumulative profit of \$ 114,067, tracking over budget by \$ 187,022.

HOUSING ASSISTANCE PAYMENTS PROGRAMS FOR YEAR TO DATE JANUARY 2023

Housing Choice Voucher Program

- 1) The Administrative Section is reporting a cumulative profit of \$ 226,152, tracking under budget by \$ 346,722.
- 2) HAP Expenses are \$ 20,436,745 year to date. The Program Section is reporting a cumulative loss of \$ 1,130,043. 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 \$ 19,689, tracking under budget by \$ 13,979.
- 2) HAP Expenses are \$ 798,003 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 \$ 2,617, reflecting a positive budget variance of \$ 4,787.
- 2) HAP Expenses are \$ 57,739 year to date. The Program Section is reporting a cumulative loss of \$ 4,567. 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:	January-23							
	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)	(233,681)	285,549	(131,888)	(84,724)	551,329	(113,508)	527,827	114,067
Fiscal Year 2022 Unaudited Ending Balance for								
Unrestricted Net Position:	1,467,558	1,370,163	465,348	1,204,785	1,461,878	669,316	10,295,874	3,416,094
Year to Date Balance of								
Unrestricted Net Position:	<u>1,233,877</u>	<u>1,655,712</u>	<u>333,460</u>	<u>1,120,061</u>	<u>2,013,207</u>	<u>555,808</u>	<u>10,823,701</u>	<u>3,530,161</u>

FYE 2023 Analysis of Unrestricted & Restricted Net Assets

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

Reporting Month:

January-23

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)

226,152

19,689

2,617

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:

2,008,746

1,098,083

201,156

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:

226,152

19,689

2,617

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 250 - CENTRAL OFFICE COST CENTER
For January 2023
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	540,350	(540,350)
Total Investment Revenue - Unrestricted	1,848	16	1,832	7,872	160	7,712
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	0	8,331	(8,331)	15,746	83,310	(67,564)
Total Management Fee Revenue	79,039	81,999	(2,960)	801,072	819,990	(18,918)
Total Bookkeeping Fee Revenue	27,683	28,181	(499)	279,263	281,810	(2,548)
Total Asset Management Fee Revenue	0	6,870	(6,870)	0	68,700	(68,700)
Total Admin Fee Revenue	0	0	0	303,257	0	303,257
Total Revenue	108,569	179,432	(70,863)	1,407,210	1,794,320	(387,110)
Expenses						
Total Administrative	172,526	146,690	(25,836)	1,401,567	1,466,900	65,333
Total Tenant Services	0	0	0	66	0	(66)
Total Utilities	4,611	2,942	(1,669)	48,461	29,420	(19,041)
Total Ordinary Maintenance & Operation	(7,499)	5,187	12,686	118,961	51,870	(67,091)
Total Protective Services	171	360	189	671	3,600	2,929
Total Insurance Premiums	5,942	4,853	(1,089)	59,648	48,530	(11,118)
Total General Expenses	2,344	4,298	1,954	11,516	42,980	31,464
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	178,095	164,330	(13,765)	1,640,891	1,643,300	2,409
Excess Operating Revenue Over Operating Expenses	(69,526)	15,102	(84,628)	(233,681)	151,020	(384,701)
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	(69,526)	15,102	(84,628)	(233,681)	151,020	(384,701)
Total Asset Purchases	565	792	227	1,330	7,920	6,590

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 011 - Simon Frazier Homes
For January 2023
FDS Budget vs Actual - Summary

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Revenue						
Total Tenant Revenue	35,936	34,796	1,140	345,316	347,960	(2,644)
Total Grant Revenue	130,032	163,651	(33,619)	1,175,884	1,636,510	(460,626)
Total Investment Revenue - Unrestricted	974	81	893	4,397	810	3,587
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	2,124	1,722	402	47,353	17,220	30,133
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	169,067	200,250	(31,183)	1,572,950	2,002,500	(429,550)
Expenses						
Total Administrative	64,976	62,445	(2,531)	632,978	624,450	(8,528)
Total Tenant Services	(654)	1,482	2,136	2,724	14,820	12,096
Total Utilities	(13,815)	14,717	28,532	148,897	147,170	(1,727)
Total Ordinary Maintenance & Operation	(5,732)	73,149	78,881	426,056	731,490	305,434
Total Protective Services	0	95	95	989	950	(39)
Total Insurance Premiums	7,688	9,204	1,516	79,515	92,040	12,525
Total General Expenses	(102)	9,383	9,485	(3,757)	93,830	97,587
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	52,361	170,475	118,114	1,287,401	1,704,750	417,349
Excess Operating Revenue Over Operating Expenses	116,706	29,775	86,932	285,549	297,750	(12,202)
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	116,706	29,775	86,932	285,549	297,750	(12,202)
 Total Asset Purchases	 0	 31,684	 31,684	 225	 316,840	 316,615

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 016 - Patterson Terrace Homes, 017 - Single Family Homes
For January 2023
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	28,619	34,928	(6,309)	291,173	349,280	(58,107)
Total Grant Revenue	32,440	69,708	(37,268)	352,062	777,822	(425,760)
Total Investment Revenue - Unrestricted	706	881	(175)	3,032	8,810	(5,778)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	1,815	2,277	(462)	17,689	25,289	(7,600)
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	63,580	107,794	(44,214)	663,955	1,161,201	(497,245)
Expenses						
Total Administrative	33,205	32,649	(555)	353,584	335,747	(17,837)
Total Tenant Services	618	2,577	1,959	1,922	26,542	24,620
Total Utilities	1,352	4,029	2,677	35,194	42,242	7,048
Total Ordinary Maintenance & Operation	61,209	57,308	(3,902)	328,497	593,871	265,374
Total Protective Services	0	62	62	483	620	137
Total Insurance Premiums	7,524	8,177	653	77,346	82,082	4,736
Total General Expenses	(1,262)	7,533	8,795	(1,182)	81,995	83,177
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	102,646	112,335	9,688	795,844	1,163,098	367,255
Excess Operating Revenue Over Operating Expenses	(39,066)	(4,541)	(34,525)	(131,888)	(1,898)	(129,991)
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	1,805	4,940	3,135
Total Other Financing Sources (Uses)	0	(20,471)	(20,471)	0	(204,710)	(204,710)
Excess (Deficiency) of Revenue Over Expenditures	(39,066)	15,436	(54,502)	(133,693)	197,872	(331,565)
Total Asset Purchases	0	17,944	17,944	199	179,435	179,236

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 008 - Horace Stillwell Towers
For January 2023
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	39,094	37,725	1,369	392,471	377,250	15,221
Total Grant Revenue	62,844	72,511	(9,667)	580,394	725,110	(144,716)
Total Investment Revenue - Unrestricted	423	28	395	2,172	280	1,892
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	39,700	43,185	(3,485)	180,871	431,850	(250,979)
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	142,062	153,449	(11,387)	1,155,908	1,534,490	(378,582)
Expenses						
Total Administrative	43,980	29,393	(14,587)	407,561	293,930	(113,631)
Total Tenant Services	3,813	6,223	2,410	45,248	62,230	16,982
Total Utilities	10,212	11,163	951	110,043	111,630	1,587
Total Ordinary Maintenance & Operation	43,479	57,123	13,644	493,791	571,230	77,439
Total Protective Services	11,144	7,613	(3,531)	103,398	76,130	(27,268)
Total Insurance Premiums	7,678	4,213	(3,465)	79,826	42,130	(37,696)
Total General Expenses	0	8,962	8,962	765	89,620	88,855
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	120,307	124,690	4,383	1,240,632	1,246,900	6,268
Excess Operating Revenue Over Operating Expenses	21,755	28,759	(7,004)	(84,724)	287,590	(372,313)
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	98,835	0	(98,835)
Total Other Financing Sources (Uses)	0	13,740	13,740	0	137,400	137,400
Excess (Deficiency) of Revenue Over Expenditures	21,755	15,019	6,736	(183,559)	150,190	(333,748)
Total Asset Purchases	0	11,514	11,514	3,460	115,140	111,680

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 002 - Yamacraw Village
For January 2023
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	36,180	33,869	2,311	371,423	338,690	32,733
Total Grant Revenue	155,811	215,303	(59,493)	1,608,248	2,153,030	(544,782)
Total Investment Revenue - Unrestricted	2,756	100	2,656	11,778	1,000	10,778
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	6,234	14,177	(7,943)	82,861	141,770	(58,909)
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	200,980	263,449	(62,469)	2,074,309	2,634,490	(560,181)
Expenses						
Total Administrative	55,989	61,855	5,866	604,187	618,550	14,363
Total Tenant Services	5,416	3,955	(1,461)	27,730	39,550	11,820
Total Utilities	15,750	16,032	282	141,548	160,320	18,772
Total Ordinary Maintenance & Operation	66,028	110,520	44,492	624,837	1,105,200	480,363
Total Protective Services	0	52	52	2,202	520	(1,682)
Total Insurance Premiums	12,851	11,087	(1,764)	131,032	110,870	(20,162)
Total General Expenses	(2,744)	11,988	14,732	(8,554)	119,880	128,434
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	153,290	215,489	62,199	1,522,981	2,154,890	631,909
Excess Operating Revenue Over Operating Expenses	47,690	47,960	(270)	551,329	479,600	71,729
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	75,290	75,290
Excess (Deficiency) of Revenue Over Expenditures	47,690	40,431	7,259	551,329	404,310	147,019
 Total Asset Purchases	 94	 38,971	 38,877	 375	 389,710	 389,335

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 810 - SCB Kayton
For January 2023
FDS Budget vs Actual - Summary

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Revenue						
Total Tenant Revenue	20,141	19,870	271	192,497	198,700	(6,203)
Total Grant Revenue	53,808	57,579	(3,771)	524,795	575,790	(50,995)
Total Investment Revenue - Unrestricted	99	4	95	750	40	710
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	1,222	771	451	16,125	7,710	8,415
Total Management Fee Revenue	0	0	0	0	0	0
Total Bookkeeping Fee Revenue	0	0	0	0	0	0
Total Asset Management Fee Revenue	0	0	0	0	0	0
Total Fees-For-Service Revenue	0	0	0	0	0	0
Total Revenue	75,270	78,224	(2,954)	734,167	782,240	(48,073)
Expenses						
Total Administrative	21,273	25,130	3,857	198,579	251,300	52,721
Total Tenant Services	1,649	1,209	(440)	12,173	12,090	(83)
Total Utilities	53,812	3,999	(49,813)	73,443	39,990	(33,453)
Total Ordinary Maintenance & Operation	157,017	23,276	(133,741)	492,012	232,760	(259,252)
Total Protective Services	0	80	80	637	800	163
Total Insurance Premiums	12,136	5,122	(7,014)	70,831	51,220	(19,611)
Total General Expenses	0	616	616	0	6,160	6,160
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	245,888	59,432	(186,456)	847,675	594,320	(253,355)
Excess Operating Revenue Over Operating Expenses	(170,618)	18,792	(189,410)	(113,508)	187,920	(301,428)
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	(170,618)	18,792	(189,410)	(113,508)	187,920	(301,428)
Total Asset Purchases	0	379	379	78	3,790	3,712

HOUSING AUTHORITY OF SAVANNAH, GA

Funds : 400 - Local Fund

For January 2023

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	58,326	51,668	6,658	535,206	516,680	18,526
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	30,730	37,680	(6,950)	685,349	376,800	308,549
Total Management Fee Revenue	0	0	0	0	0	0
Total Bookkeeping Fee Revenue	0	0	0	0	0	0
Total Asset Management Fee Revenue	0	0	0	0	0	0
Total Fees-For-Service Revenue	0	0	0	0	0	0
Total Revenue	89,056	89,348	(292)	1,220,555	893,480	327,075
Expenses						
Total Administrative	53,411	78,301	24,890	600,222	783,010	182,788
Total Tenant Services	0	333	333	0	3,330	3,330
Total Utilities	0	629	629	0	6,290	6,290
Total Ordinary Maintenance & Operation	17,027	4,063	(12,964)	63,750	40,630	(23,120)
Total Protective Services	0	38	38	0	380	380
Total Insurance Premiums	1,052	315	(737)	10,639	3,150	(7,489)
Total General Expenses	325	458	133	18,117	4,580	(13,537)
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	71,815	84,137	12,322	692,728	841,370	148,642
Excess Operating Revenue Over Operating Expenses	17,241	5,211	12,030	527,827	52,110	475,717
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	17,241	5,211	12,030	527,827	52,110	475,717
Total Asset Purchases	0	2,708	2,708	0	27,080	27,080

HOUSING AUTHORITY OF SAVANNAH, GA

Funds : 500 - Bond Fund

For January 2023

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	1,973	677	1,296	8,723	6,770	1,953
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	0	23,369	(23,369)	108,375	298,838	(190,463)
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	1,973	24,046	(22,073)	117,097	305,608	(188,510)
Expenses						
Total Administrative	116	452	336	3,030	4,520	1,490
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	116	452	336	3,030	4,520	1,490
Excess Operating Revenue Over Operating Expenses	1,857	23,594	(21,738)	114,067	301,088	(187,022)
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	1,857	23,594	(21,738)	114,067	301,088	(187,022)
Total Asset Purchases	0	0	0	0	0	0

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 360 - Housing Choice Voucher
For January 2023
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	25,493	14,385	11,108	142,994	143,850	(856)
HUD OPER SUBS: HCV ADMIN FEE	308,567	182,450	126,117	2,091,801	1,824,500	267,301
Homeownership Admin Fees	0	117	(117)	0	1,170	(1,170)
INVSTMT INC-UNRESTRICTED	5,001	33	4,968	21,909	330	21,579
FRAUD- Admin	0	375	(375)	0	3,750	(3,750)
Misc Income Account	(106,196)	0	(106,196)	9,571	0	9,571
Total Revenue	232,865	197,360	35,505	2,266,275	1,973,600	292,675
Expenses						
Total Administrative	179,477	197,041	17,564	1,955,674	1,970,410	14,736
Total Tenant Services	0	0	0	0	0	0
Total Utilities	222	252	30	2,001	2,520	519
Total Ordinary Maintainance & Operation	8,720	7,708	(1,012)	20,012	77,080	57,068
Total Protective Services	0	252	252	0	2,520	2,520
Total Insurance Premiums	4,922	4,164	(758)	53,121	41,640	(11,481)
Total General Expenses	1,998	0	(1,998)	9,315	0	(9,315)
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	195,340	209,417	14,077	2,040,122	2,094,170	54,048
Excess Operating Revenue Over Operating Expenses	37,526	(12,057)	49,583	226,152	(120,570)	346,722

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 360 - Housing Choice Voucher
For January 2023
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	2,067,479	1,945,269	122,210	19,293,301	19,452,690	(159,389)
FRAUD-HAP	0	375	(375)	0	3,750	(3,750)
FSS Forfeiture Income	0	1,421	(1,421)	13,402	14,210	(808)
Total Revenue	<u>2,067,479</u>	<u>1,947,065</u>	<u>120,414</u>	<u>19,306,703</u>	<u>19,470,650</u>	<u>(163,947)</u>
Expenses						
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	2,138,394	1,946,673	(191,721)	20,436,745	19,466,720	(970,025)
Total Other Expenses	0	0	0	0	0	0
Total Expenses	<u>2,138,394</u>	<u>1,946,673</u>	<u>(191,721)</u>	<u>20,436,745</u>	<u>19,466,721</u>	<u>(970,025)</u>
Total Other Financing Sources (Uses)	0	0	0	0	0	0
Excess (Deficiency) of Revenue Over Expenditures	<u>(70,915)</u>	<u>392</u>	<u>(71,307)</u>	<u>(1,130,043)</u>	<u>3,929</u>	<u>(1,133,973)</u>
Total Asset Purchases	358	0	(358)	672	0	(672)

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 363 - Shelter Plus Care
For January 2023
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	5,712	5,813	(101)	50,197	58,130	(7,933)
INVSTMT INC-UNRESTRICTED	524	-	524	2,347	-	2,347
Total Revenue	6,236	5,813	423	52,545	58,130	(5,585)
Expenses						
Total Administrative	2,804	5,242	2,438	32,856	52,420	19,564
Total Tenant Services	-	-	-	-	-	-
Total Utilities	-	-	-	-	-	-
Total Ordinary Maintainance & Operation	-	-	-	-	-	-
Total Protective Services	-	-	-	-	-	-
Total Insurance Premiums	-	-	-	-	-	-
Total General Expenses	-	-	-	-	-	-
Total Interest Expense and Amortization	-	-	-	-	-	-
Total Operating Expenses	2,804	5,242	2,438	32,856	52,420	19,564
Excess Operating Revenue Over Operating Expenses	3,431	571	2,861	19,689	5,710	13,979

HOUSING AUTHORITY OF SAVANNAH, GA
Funds : 370 - Single Room Occupancy Fund
For January 2023
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)	14,737	14,700	37
INVSTMT INC-UNRESTRICTED	1,008	255	753	4,284	2,550	1,734
MISC INC (MISC SOURCES)	0	294	(294)	0	2,940	(2,940)
Total Revenue	2,456	2,019	437	19,021	20,190	(1,169)
Expenses						
Total Administrative	1,287	2,184	897	14,728	21,840	7,112
Total Tenant Services	0	0	0	0	0	0
Total Utilities	3	7	4	32	70	38
Total Ordinary Maintainance & Operation	39	15	(24)	194	150	(44)
Total Protective Services	0	2	2	0	20	20
Total Insurance Premiums	159	28	(131)	1,306	280	(1,026)
Total General Expenses	28	0	(28)	145	0	(145)
Total Interest Expense and Amortization	0	0	0	0	0	0
Total Operating Expenses	1,516	2,236	720	16,404	22,360	5,956
Excess Operating Revenue Over Operating Expenses	940	(217)	1,157	2,617	(2,170)	4,787

Consent Agenda Item (C)

DEVELOPMENT SERVICES

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 Capital Needs Assessment, soils 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, engaged a geotechnical 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 the some of the settlement, is related to the trees on the property and the tree roots that remained after trees had been taken down.

In addition to the settlement concerns, we quite often also encounter leaks in plumbing that are under the floor slabs. Some of these leaks are also a result of aged corroding pipes. With this additional component to

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

consider, we requested our recently procured A/E team to submit a proposal to perform a sustainability plan for this property, to confirm how we will implement programs to properly maintain this property for the next ten years. We have received a proposal and are in the process of refining the scope terminology.

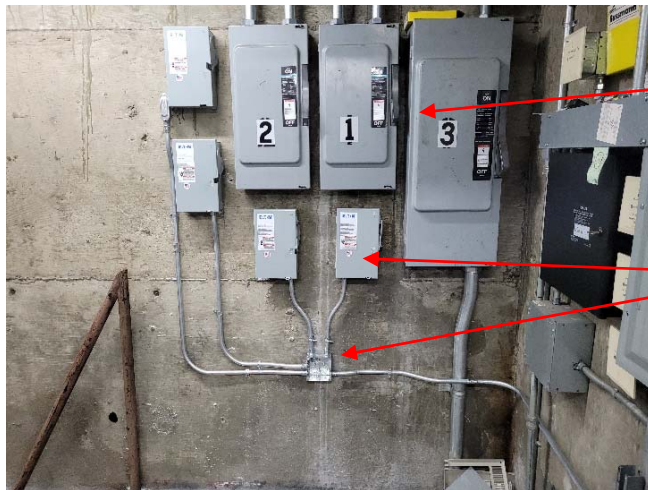
Stillwell Towers: Elevator Modernization

This project initially commenced with an assessment of the buildings three existing elevators, followed by a determination that this 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.

Upon awarding Otis Elevator Co., the contracts to provide modernization and maintenance management systems services in August 2022, Otis has been very responsive to react to all elevator outages in a prompt and efficient manner. Typically, the outages have not resulted in an elevator being out of service for a prolonged period of time.

Various entities supporting the Otis team have begun their respective services related to this modernization program. One group has been on-site correcting building code items, specifically in the machine room and hoistway landings. In the Machine Room they have begun installations of new conduit, junction boxes and upgraded the lighting in the room to LED's.

ELEVATOR MACHINE ROOM



Existing Disconnect Boxes – 1, 2, 3

Newly installed conduit and disconnect boxes (empty wiring has yet to be installed)



Newly installed lighting in room, for better visibility

Their next task will be refinishing and cladding of the door frames with implementation of services related to the cars themselves to follow.

A wall of the elevator machine room had louvers, an a/c unit and infill board, which has been replaced with a plywood door to allow access to get the larger components and machines into the room.



Before and current views of the wall, where materials pass thru will occur

Otis is reporting problems receiving a major component for the freight elevator from their supplier but they are working to rectify the issue to maintain their schedule.

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

This overall project has been restructured into two projects due to cost considerations, as presented below:

Exterior Electrical Component

This project consists of having Lott+Naugle Architects prepare documentation as identified in the CNA, to provide design, permitting/bidding, and construction documentation services to replace the exterior lighting/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.

Based on the Construction Documents prepared by the A/E team, and the solicitation process orchestrated by our procurement team, INTEX Construction LLC., out of Atlanta has been awarded the contract for these services. The Pre-Construction conference was held at the end of November and the Notice to Proceed was issued noting December 5, 2022, as the start date for these services.

Construction services related to this contract are approximately 50% completed, they have installed new lights in all of the property breezeways, photo-cell component installations have had an installation setback, but that process has been remediated and the work is on schedule.

MEP Upgrades Package

This project consists of having Lott+Naugle Architects prepare documentation as identified in the CNA, to provide design, permitting/bidding, and construction documentation services to upgrade HVAC units and electrical power devices and interior lighting components within the apartment units at Frazier Homes.

The Invitation for Bids procurement package was released in early December, with bids received in January. Three bids were received, two of which were in the procurement guidelines and accepted. This contract was awarded to Mid-Atlantic Renovation, Inc, a firm out of Norcross, Ga., at the February Board meeting. The contract has been signed and services are planned to commence in March, with completion expected next Spring.

Single Family Homes: New Interior Electrical Panels

This project consists of Raymond Architects prepare documentation, to provide design, permitting/bidding, and construction documentation services to relocate the main electrical panels at the units in our Single Family Homes community, from an outside accessible exterior wall, to a location within each units. This situation is considered to be a safety hazard and potential nuisance issue to the unit resident.

Raymond is scheduled to submit a 100% construction documents for our review, comments and procurement process. We anticipate this Invitation to Bid procurement process to commence in mid-March.

Stillwell Towers: Emergency Generator Replacement Design

This project consists of Raymond Architects, prepare documentation, to provide design, permitting/bidding, and construction documentation services to replace the existing Emergency Generator at Stillwell Towers. The existing generator was manufactured in 1995, and our maintenance contractor informed us that replacement parts are becoming difficult to obtain due to the age of the unit.

In late February, Raymond submitted 100% 'Ready for Construction' set of drawing's and specifications for bidders to use in order to commence our Invitation to Bid procurement.

We are scheduled to receive bids for this procurement at the end of March.

Stillwell Towers: PTAC Unit Replacement

This project consists of Raymond Architects prepare documentation, to provide replacement/rewiring design of the exterior PTAC units at Stillwell Towers. As identified in the 2019 CNA, the existing units are old and in need of replacement.

Raymond is scheduled to submit a 100% construction documents for our review, comments and procurement process. We anticipate this Invitation to Bid procurement process to commence in mid-March.

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). Consultation with the Historic Preservation Department of the Metropolitan Planning Commission (MPC) is concluded, and review documents were released on September 30, 2022. 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, the findings from public consultation (which are the result of two meetings held on January 30, 2023), and after HUD issues form 7015.16 - Authorization to Use Grant Funds. Hence as of March 3, 2023 the earliest date for submission of the application for Demolition/ Disposition of Yamacraw Village will be Summer 2023.

II. NEW DEVELOPMENT / PRE-DEVELOPMENT

East Savannah Gateway Revitalization

Infill redevelopment

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 / redevelopment or through a RAD conversion. Ashley Midtown, Veranda at Midtown, River Pointe, and The View at Oglethorpe are new properties that resulted from these repositioning initiatives, totaling 478 new and 280 rehabilitated units now present in the East Savannah

Gateway. The presence of vacant parcels of land owned by HAS in East Savannah is another consequence of previous demolition activity, totaling 27 acres currently available for redevelopment. In 2019, aiming to further the development of new mixed income housing on these vacant parcels and continue the neighborhood strategic revitalization, HAS entered into a Master Development Agreement (“MDA”) with Hunt Development Group (“Hunt”). The MDA forecasted five future phases of housing development, including *River Pointe II Phase II* and *The View at Oglethorpe Phase III*; nonetheless, in spite of efforts to advance the plan, both parties have concluded the phases are currently infeasible as planned and terminated the MDA in February 2023. HAS will continue to plan for the best utilization of these parcels and will explore varied funding options in the upcoming year.

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. In October 2022, the County entered into an agreement with East Savannah United, YMCA of Coast Georgia, Live Oak Public Libraries and Goodwill Southeast GA to provide services on site.

III. Financing and Construction Activities

Between **December 2017 and January 2023**, 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 March 2023)	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>93%</u>	Spring 2023 (forecasted)
Savannah Summit	November 2021	Renovation	138	\$32.2 mi	\$17.5	<u>85%</u>	Spring 2023 (forecasted)
Totals			1,391 units		\$ 193 million in bonds		

Table 2: 2017 – 2023 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 have submitted an application to DCA in October 2022, aiming to fund part of renovation costs for the Pines with 4% LIHTC. Final LIHTC awards are expected to be released by DCA in August 2023.

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

Consent Agenda Item (D)

ASSET MANAGEMENT

PUBLIC HOUSING

OCCUPANCY BRIEFINGS AND WORKSHOPS

There were **Twenty- seven (27) scheduled eligibility interviews in February 2023. Seven (7)** 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.

	February	January	December	TOTAL
Abandoned Unit	0	0	1	1
Non Payment of Rent	0	1	1	2
Criminal Activity	1	0	0	1
Other Lease Violations	1	1	1	3
Other Move outs	5	8	5	18
Section 8	0	4	2	6
TOTAL	7	14	10	31

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 **February 27, 2023**, Kayton Homes was 65% 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 **February 27, 2023**, 95.83% 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 **February 27, 2023**, 97.68% 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 **February 27, 2023**, River Pointe was 96% occupied.

HAS-ASSISTED

SUSTAINABLE FELLWOOD

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

ASHLEY MIDTOWN

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

Notes:

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

Delinquent Accounts

PH Neighborhoods	Delinquent Accounts
Frazier Homes	50
Patterson Terrace	1
Single Family Homes	5
Stillwell Towers	4
Yamacraw Village	32
Total	92

CONVENTIONAL PUBLIC HOUSING

VACANCY - OCCUPANCY REPORT

AS OF MARCH 1, 2023

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	6	49	51	0	0	106	66.35%	0	39*	67
Horace Stillwell Towers	211	0	14	0	0	0	0	14	93.36%	0	2	12
Simon Frazier Homes	236	0	1	2	4	2	0	9	96.19%	1	0	8
Pickens Patterson Terrace	76	0	4	2	2	0	0	8	89.47%	0	3	5
Single Family Homes	60	0	0	0	3	1	0	4	93.33%	0	0	4
Total Number of HAS-Managed Units	898	0	25	53	60	3	0	141	84.30%	1	44	96

*This number includes the 38 units that have been security secured.

*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

Consent Agenda Item (E)

RESIDENT SERVICES

New Homeowners

The Homeownership Program would like to congratulate our second homeowner of the year. A family of one purchased a 3 bed, 2 bath on February 21, 2023. This newly constructed home is located in the East Savannah community. The purchase price for the home was \$198,900. We are extremely proud of this homeowner's accomplishment!



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 Housing Authority assisted neighborhoods that have a need for beds for their children. On Tuesday, March 7, 2023, 20 children received beds. In addition to a brand new bed, each child received a complete sheet and comforter set, toys, books, snacks and stuffed animals. Each family also received food and household supplies.

Financial Literacy Education

The Homeownership Program will host a financial literacy workshop “Score a Better Future! Learning the Key Steps to Building Your Credit” on Tuesday, March 21, 2023, at 10 AM. The facilitator was Mrs. Keshia Oliver-Robinson, author of Financial Literacy Made Easy: Credit Edition. This informational workshop was designed to help potential homeowners build a foundational understanding of how the credit system works through the following topics: understanding credit: how to establish credit, how to build on credit, and how to maintain a

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



Brenda Pollen
ROSS Coordinator



DaShawna Kea
HOPE VI CSS Coordinator



Paprice Simmons
PH FSS Coordinator

healthy credit score. Attendees were also given the opportunity to have 1-on-1 counseling sessions to help build personalized financial plans.

The Return of COVID-19 Pop-up Clinics

The Housing Authority of Savannah is looking forward to partnering with CORE (Community Organized Relief Efforts) once again to host vaccination clinics in our public housing neighborhoods. We will begin hosting pop-up clinics at Stillwell Towers, Patterson Terrace and Yamacraw Village in the very near future. In addition to vaccinations, the pop-up clinics will provide COVID-19 testing and education to the residents of public housing. CORE is a 501 (c) (3) non-profit organization that was founded during Hurricane Katrina by actor Sean Penn. They endeavor to serve underserved populations in times of crisis. Dates will be announced and flyers will be distributed in impacted communities.

Consent Agenda Item (F)

HOUSING CHOICE VOUCHER PROGRAM

As of February 1, 2023, the total leased vouchers are 2,298 and 363 were issued, for a total of 2,661 committed. Also, additional vouchers were issued after February 1st for these programs:

- 0 for SPC
- 0 for Mod Rehab
- 56 for Vouchers
- 0 for VASH
- 4 for PBV
- 10 for RAD

In February, we mailed 805 second appointment letters and 800 first appointment letters to applicants requesting them to provide documents by March 3rd to enable us to determine their eligibility for the HCV Program.

Late December, we were granted an extension of the previously approved waiver to set Payment Standards at 120% of the Fair Market Rents. It was implemented January 1st for new leases and February 1st for all families paying more than 30% of their adjusted income toward rent and utilities.

	No. Allocated 02/01/2023	No. Committed 12/01/2022	No. Committed 01/01/2023	No. Committed 02/01/2023	No. Available
SPC	112	118	123	127	-15
Mod Rehab	20	20	20	20	0
Vouchers	2735	2637	2690	2661	74
Portables	-	27	29	28	
VASH	137	103	100	98	39
HCV PBV	271	258	259	258	13
RADPBV	330	257	262	262	68
TOTAL	3605	3393	3454	3426	179

NUMBER ON WAITING LIST: 2,744

The Housing Choice Voucher Program allows housing authorities to assist families to obtain rental housing from private property owners. Housing can be apartments, houses, townhomes or duplexes. The Shelter Plus Care Program provides vouchers to people who are homeless and meet at least one of three other criteria: HIV/AIDS, chronic mental disability, and/or substance abuse. The Moderate Rehabilitation Program provides housing to homeless men at Duffy Street (Single Room Occupancy). Portables are vouchers in which the participant has moved from our jurisdiction to another area within the US and HAS is paying their assistance to another housing authority. For utilization purposes, they are counted as ours and included in the "Vouchers" total. The VASH vouchers combine HCV rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs at its medical centers. The local VA refers eligible VASH families to HAS. The project based allocations are to assist elderly participants at the Veranda (89), Rose of Sharon (100) and Sustainable Fellwood III (44) as well as mentally disabled at Sustainable Fellwood I (6) plus (32) at Sustainable Fellwood II. The RAD PBV allocations are the converted public housing units at Kayton Homes (163), Sustainable Fellwood I (40), Sustainable Fellwood II (40), Sustainable Fellwood III (20) & Ashley Midtown I (67). As of October 1, 2022, the Housing Authority of Savannah has been approved to administer 3,605 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*

OPERATING BUDGETS AND PERFORMANCE FUNDING SYSTEM CALCULATION OF OPERATING SUBSIDY FOR FISCAL YEAR ENDING MARCH 31, 2024

RECOMMENDED ACTION:

Adopt the following Board Resolution, approving the submission of the April 1, 2023 through March 31, 2024 Operating Budgets, and authorize execution by the Chairwoman.

BACKGROUND:

The Housing Authority of Savannah operates on a Fiscal Year basis, starting April 1 of each year and ending March 31 of the following year. Operating Budgets for each program are prepared in advance of the start of each new Fiscal Year for approval and adoption by the Board of Commissioners. Various HUD regulations and formula models are incorporated into the budgets. Also, revenue and expenditure forecasting is performed by using best practices of conservative accounting and historical data analysis. Budgets are prepared with participation and input from all levels of Agency Management. Budgets are prepared as a management tool and are not legally binding.

A budget workshop for the annual operating budgets for the fiscal year ending March 31, 2024 was held on Thursday, March 9, 2023.

ANALYSIS:

The budget represents all operating funds into separate budgets for each Public Housing Neighborhood (5), the Central Office Cost Center, the Housing Assistance Payments Fund(s) (3), SCB Kayton, LLC the Local Fund and the Local Bond Fund. Using input from all staff levels and departments, budgets are prepared in accordance with HUD regulations and guidelines.

COMMENTS:

Following the Budget Workshop, copies of the Operating Budgets for the Fiscal Year Period April 1, 2023 through March 31, 2024 will be distributed to the Commissioners for review of any necessary minor changes.

LEGAL CONSIDERATIONS:

None

FINANCIAL CONSIDERATIONS:

The development of the budget and the budgeting process was reviewed with the Board at the workshop. Additional considerations will be provided by the Director of Finance at Tuesday's meeting.

BOARD CONSIDERATION AND ACTION:

The Board of Commissioners is considering the approval of the Operating Budgets for Fiscal Year Period April 1, 2023 through March 31, 2024.

The staff recommendation is to adopt the following Board Resolution 03-23-01, approving the submission of the April 1, 2023 through March 31, 2024 Operating Budgets, and authorize execution by the Chairwoman.

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 06/30/2022)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name:PHA Code:

PHA Fiscal Year Beginning:Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on:
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
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