



**April 11, 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*

**Edward Gresham**

*Term Expires: 01/04/2026*

**Michael Holland**

*Term Expires: 01/04/2027*

**Brynn Grant**

*Term Expires: 01/04/2028*

**Earline Wesley Davis, Executive Director**



**TENTATIVE AGENDA**

**REGULAR BOARD OF COMMISSIONERS MEETING**

Tuesday, April 11, 2023 12:15 PM

HAS Administrative Office, 1407 Wheaton Street, Building A

MEETING CALL TO ORDER: WANDA PARRISH, CHAIRWOMAN

MOMENT OF SILENCE

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

*Recommended Action: Approve*

(A) Board Resolution 03-23-01

(B) Board Resolution 03-23-02

(C) Minutes of February 14, 2023 Regular Meeting and March 9, 2023 Special Meeting

(D) Financial Report

(E) Development Services Report

(F) Asset Management Report

(G) Resident Services Report

(H) Assisted Housing Programs Report

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

2. Contract for Electrical Panel Installation at Single Family Homes ..... Carl Edwards, Procurement Manager

*Recommended Action: Award*

3. Contract for Landscaping Services ..... Carl Edwards, Procurement Manager

*Recommended Action: Award*

4. Contract for Replacement of 230 PTAC Units at Stillwell Towers ..... Carl Edwards, Procurement Manager

*Recommended Action: Award*

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

6. Executive Session\*\* ..... Earline Wesley Davis, Executive Director

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

COMMENTS FROM COMMISSIONERS ..... Wanda Parrish, Chairwoman

ADJOURNMENT ..... Wanda Parrish, Chairwoman



## Agenda Item No. 1 – *New Business* 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) Board Resolution 03-23-01  | Adopt Resolution   |
| (B) Board Resolution 03-23-02  | Adopt Resolution   |
| (C) February 14, 2023 Regular Meeting Minutes and<br>March 9, 2023 Special Meeting Minutes | Approve Minutes    |
| (D) Financial Report   | Receive Report     |
| (E) Development Services Report  | Receive Report     |
| (F) Asset Management Report  | Receive Report     |
| (G) Resident Services Report   | Receive Report     |
| (H) Assisted Housing Programs Report   | Receive Report     |

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

Approve Consent Agenda



## **Consent Agenda Item A – *Old 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:**

None

#### **LEGAL CONSIDERATIONS:**

At the advice of counsel, the adoption of the following resolution Form HUD-52574 shall be deemed “Nunc Pro Tunc” as of March 14, 2023.

## **FINANCIAL CONSIDERATIONS:**

The development of the budget and the budgeting process was reviewed with the Board at the workshop. Upon request, the Director of Finance will be available to answer any questions.

## **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. The adoption of the resolution will be deemed Nunc Pro Tunc as of March 14, 2023.*

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)

\* Be it further resolved, that the approval of this resolution shall be deemed "Nunc Pro Tunc" as of March 14, 2023.

|   |                        |                   |
|---|------------------------|-------------------|
| PHA Board Chairperson's Name:<br><br><br> | Signature:<br><br><br> | Date:<br><br><br> |
|---|------------------------|-------------------|



## Consent Agenda Item B – *Old Business* ADOPT BANKING SIGNATORY RESOLUTION

### **RECOMMENDED ACTION:**

Adopt the following Board Resolution, authorizing the execution of deposit services banking forms to be signed by officers of the Housing Authority of Savannah.

### **BACKGROUND:**

The Housing Authority of Savannah's current banking contract is with First Citizens Bank, which is requiring signatory updates for various accounts from HAS officers.

### **ANALYSIS:**

A Corporate Resolution and Certificate of Incumbency is required along with account signature cards for all current accounts with First Citizens Bank for deposits and deposit-related services. These forms require the signatures of various designated HAS Officers including the Board Chairman.

### **COMMENTS:**

The Director of Finance will be available to answer any questions at today's meeting.

### **LEGAL CONSIDERATIONS:**

These forms are standard and required legal documents for banking services with First Citizens Bank.

At the advice of counsel, the adoption of the following resolution shall be deemed “Nunc Pro Tunc” as of March 14, 2023.

### **FINANCIAL CONSIDERATIONS:**

These are also required to maintain access and control of all HAS accounts with First Citizens Bank.

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

Adopt the following Board Resolution, authorizing the execution of deposit services banking forms to be signed by officers of the Housing Authority of Savannah.

**BOARD RESOLUTION**

PHA Name: Housing Authority of Savannah

PHA Code: GA002

Board Resolution Number: **03-23-02**

WHEREAS, the Housing Authority of Savannah is currently under a procured contract with First Citizens Bank; and

WHEREAS, First Citizens Bank requires updated Corporate Resolutions and Certificates of Incumbency for Officers of the Housing Authority of Savannah for deposit and deposit-related services.

NOW THEREFORE, IT IS HEREBY RESOLVED that the Board of Commissioners of the Housing Authority of Savannah authorizes the signatures of its designated officers (Board Chairman, Executive Director, Deputy Director, Director of Finance and Senior Accountant) to Corporate Resolutions, Certificate of Incumbency and Account Signature Cards for all accounts with First Citizens Bank.

BE IT FURTHER RESOLVED, that the approval of this resolution shall be deemed "Nunc Pro Tunc" as of March 14, 2023.

ADOPTED THIS 11TH DAY OF APRIL, 2023.

HOUSING AUTHORITY OF SAVANNAH

By: \_\_\_\_\_  
Wanda Parrish, Chairwoman

ATTEST:

\_\_\_\_\_  
Earline Wesley Davis, Secretary



## Consent Agenda Item (C)

### 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.

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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<br>Brynn Grant<br>Edward Gresham |
|----------|--|

|         |                           |
|---------|---------------------------|
| Absent: | Wanda Parrish, Chairwoman |
|---------|---------------------------|

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**

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.

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: April 11, 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.

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Secretary

ATTEST:

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Chairwoman

Approval Date: April 11, 2023

## Consent Agenda Item (D)

### FINANCE

#### BUDGET-VS-ACTUAL REPORT

#### *PERIOD ENDING 02/28/2023*

**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 FEBRUARY 2023**

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

- Total Revenue reflects a negative cumulative budget variance of \$ 458,232.
  - 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 negative cumulative budget variance of \$ 14,635.
- Fund Reports a cumulative loss of \$ 306,745, tracking over budget by \$ 472,867.

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

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Robert L. Faircloth  
Director of Finance





## **PUBLIC HOUSING (AMP) REPORTING FOR YEAR TO DATE FEBRUARY 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 \$ 469,024.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 449,363.

Reports a cumulative profit of \$ 307,864 tracking over budget by 19,662.

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

- Total Revenue reflects a negative cumulative budget variance of \$ 541,320.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 410,238.

Reports a cumulative loss of \$ 137,520, tracking over budget by \$ 131,082.

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

- Total Revenue reflects a negative cumulative budget variance of \$ 429,315.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 42,586.

Reports a cumulative loss of \$ 70,380, tracking over budget by \$ 386,728.

#### *AMP 6 – Yamacraw Village*

- Total Revenue reflects a negative cumulative budget variance of \$ 638,135.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 680,241.

Reports a cumulative profit of \$ 569,665, tracking under budget by \$ 42,105.

## **SCB KAYTON, LLC FOR YEAR TO DATE FEBRUARY 2023**

### **Analysis & Comments**

- Total Revenue reflects a negative cumulative budget variance of \$ 51,320.
- Total Operating Expenses reflect a negative cumulative budget variance of \$ 245,456.

Reports a cumulative loss of \$ 90,064, tracking over budget by \$ 296,776.

Annual Replacement Reserve contributions still need to be accrued as of 02/28/2023.

## **LOCAL FUND FOR YEAR TO DATE FEBRUARY 2023**

### **Analysis & Comments**

- Total Revenue reflects a positive cumulative budget variance of \$ 395,115.
  - 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 \$ 164,722.

Reports a cumulative profit of \$ 617,158 tracking under budget by \$ 559,837.

## **BOND FUND FOR YEAR TO DATE FEBRUARY 2023**

### **Analysis & Comments**

- Total Revenue reflects a negative cumulative budget variance of \$ 140,650.
- 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 \$ 1,828.

Reports a cumulative profit of \$ 185,861, tracking over budget by \$ 138,823.

## **HOUSING ASSISTANCE PAYMENTS PROGRAMS FOR YEAR TO DATE FEBRUARY 2023**

### *Housing Choice Voucher Program*

- 1) The Administrative Section is reporting a cumulative profit of \$ 219,659, tracking under budget by \$ 352,286.
- 2) HAP Expenses are \$ 22,618,869 year to date. The Program Section is reporting a cumulative loss of \$ 1,235,027. 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 \$ 22,758, tracking under budget by \$ 16,477.
- 2) HAP Expenses are \$ 879,292 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 \$ 3,559, reflecting a positive budget variance of \$ 5,946.
- 2) HAP Expenses are \$ 63,304 year to date. The Program Section is reporting a cumulative loss of \$ 4,905. 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:  | February-23      |                  |   |                  |                  |                 |                   |                  |
|---|------------------|------------------|---|------------------|------------------|-----------------|-------------------|------------------|
|   | COCC             | Public Housing   |   |                  |                  | SCB Kayton, LLC | Local Fund        | Local Bond Fund  |
|   |                  | Frazier Homes    | Patterson and<br>Single Family<br>Homes | Stillwell Towers | Yamacraw Village |                 |                   |                  |
|   |                  | AMP 2            | AMP 3                                   | AMP 4            | AMP 6            |                 |                   |                  |
| <b>Year to Date Administrative Profit/(Loss)</b>                                | (306,745)        | 307,864          | (137,520)                               | (70,380)         | 569,665          | (90,064)        | 617,158           | 185,861          |
| <b>Fiscal Year 2022 Unaudited Ending Balance for Unrestricted Net Position:</b> | 1,467,558        | 1,370,163        | 465,348                                 | 1,204,785        | 1,461,878        | 669,316         | 10,295,874        | 3,416,094        |
| <b>Year to Date Balance of Unrestricted Net Position:</b>                       | <u>1,160,813</u> | <u>1,678,027</u> | <u>327,828</u>                          | <u>1,134,405</u> | <u>2,031,543</u> | <u>579,252</u>  | <u>10,913,032</u> | <u>3,601,955</u> |

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

Reporting Month: February-23

**HAP Fund**

|  | <b>Housing Choice<br/>Voucher Program</b> | <b>Shelter Plus Care<br/>Program</b> | <b>Single Room<br/>Occupancy<br/>Program</b> |
|--|---|--------------------------------------|--|
|  | <b>Admin Section</b>                      | <b>Admin Section</b>                 | <b>Admin Section</b>                         |
| Year to Date Administrative Profit/(Loss)  | 219,659                                   | 22,758                               | 3,559  |
| Fiscal Year 2022 Unaudited Ending Balance for Unrestricted Net Position:                             | 1,782,594                                 | 1,078,394                            | 198,539                                      |
| Year to Date Balance of Unrestricted Net Position:   | <u>2,002,253</u>                          | <u>1,101,152</u>                     | <u>202,098</u>                               |
|  | <b>Program Section</b>                    | <b>Program Section</b>               | <b>Program Section</b>                       |
| Year to Date Section 8 Programs Profit/(Loss)  | 0   | 0                                    | 0  |
| Fiscal Year 2022 Unaudited Ending Balance for Unrestricted Net Position:                             | 0   | 0                                    | 0  |
| Year to Date Balance of Restricted Net Position. Shortages will be requested from HUD Held Reserves. | <u>0</u>                                  | <u>0</u>                             | <u>0</u>                                     |
| Year to Date Profit/(Loss) Combined Total for all Section 8 Activities:                              | <u><u>219,659</u></u>                     | <u><u>22,758</u></u>                 | <u><u>3,559</u></u>                          |

HOUSING AUTHORITY OF SAVANNAH, GA  
Funds : 250 - CENTRAL OFFICE COST CENTER  
For February 2023  
FDS Budget vs Actual - Summary

|   | This Month<br>Actual | This Month<br>Budget | Variance -<br>Better<br>(Worse) | Year-To-Date<br>Actual | Year- To-Date<br>Budget | Variance -<br>Better<br>(Worse) |
|---|----------------------|----------------------|---------------------------------|------------------------|-------------------------|---------------------------------|
| <b>Revenue</b>  |                      |                      |                                 |                        |                         |                                 |
| Total Tenant Revenue                                    | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Grant Revenue                                     | 0                    | 54,035               | (54,035)                        | 0                      | 594,385                 | (594,385)                       |
| Total Investment Revenue - Unrestricted                 | 1,784                | 16                   | 1,768                           | 9,657                  | 176                     | 9,481                           |
| Total Investment Revenue - Restricted                   | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Revenue                                     | 0                    | 8,331                | (8,331)                         | 15,746                 | 91,641                  | (75,895)                        |
| Total Management Fee Revenue                            | 78,919               | 81,999               | (3,080)                         | 879,990                | 901,989                 | (21,999)                        |
| Total Bookkeeping Fee Revenue                           | 27,608               | 28,181               | (574)                           | 306,870                | 309,991                 | (3,121)                         |
| Total Asset Management Fee Revenue                      | 0                    | 6,870                | (6,870)                         | 0                      | 75,570                  | (75,570)                        |
| Total Admin Fee Revenue                                 | 0                    | 0                    | 0                               | 303,257                | 0                       | 303,257                         |
| <b>Total Revenue</b>                                    | <b>108,310</b>       | <b>179,432</b>       | <b>(71,122)</b>                 | <b>1,515,520</b>       | <b>1,973,752</b>        | <b>(458,232)</b>                |
| <b>Expenses</b>   |                      |                      |                                 |                        |                         |                                 |
| Total Administrative                                    | 177,956              | 146,690              | (31,266)                        | 1,579,524              | 1,613,590               | 34,066                          |
| Total Tenant Services                                   | 0                    | 0                    | 0                               | 66                     | 0                       | (66)                            |
| Total Utilities   | (12,445)             | 2,942                | 15,387                          | 36,016                 | 32,362                  | (3,654)                         |
| Total Ordinary Maintenance & Operation                  | 8,764                | 5,187                | (3,577)                         | 127,726                | 57,057                  | (70,669)                        |
| Total Protective Services                               | 0                    | 360                  | 360                             | 671                    | 3,960                   | 3,289                           |
| Total Insurance Premiums                                | 5,950                | 4,853                | (1,097)                         | 65,598                 | 53,383                  | (12,215)                        |
| Total General Expenses                                  | 1,148                | 4,298                | 3,150                           | 12,665                 | 47,278                  | 34,613                          |
| Total Interest Expense and Amortization                 | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Operating Expenses</b>                         | <b>181,374</b>       | <b>164,330</b>       | <b>(17,044)</b>                 | <b>1,822,265</b>       | <b>1,807,630</b>        | <b>(14,635)</b>                 |
| <b>Excess Operating Revenue Over Operating Expenses</b> | <b>(73,064)</b>      | <b>15,102</b>        | <b>(88,166)</b>                 | <b>(306,745)</b>       | <b>166,122</b>          | <b>(472,867)</b>                |
| Total Depreciation and Amortization                     | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Housing Assistance Payments                       | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Expenses                                    | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Financing Sources (Uses)                    | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Excess (Deficiency) of Revenue Over Expenditures</b> | <b>(73,064)</b>      | <b>15,102</b>        | <b>(88,166)</b>                 | <b>(306,745)</b>       | <b>166,122</b>          | <b>(472,867)</b>                |
| Total Asset Purchases                                   | 57                   | 792                  | 735                             | 1,387                  | 8,712                   | 7,325                           |

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

|   | This Month<br>Actual | This Month<br>Budget | Variance -<br>Better<br>(Worse) | Year-To-Date<br>Actual | Year- To-Date<br>Budget | Variance -<br>Better<br>(Worse) |
|---|----------------------|----------------------|---------------------------------|------------------------|-------------------------|---------------------------------|
| <b>Revenue</b>  |                      |                      |                                 |                        |                         |                                 |
| Total Tenant Revenue                                    | 34,058               | 34,796               | (738)                           | 379,374                | 382,756                 | (3,382)                         |
| Total Grant Revenue                                     | 123,929              | 163,651              | (39,723)                        | 1,299,812              | 1,800,161               | (500,349)                       |
| Total Investment Revenue - Unrestricted                 | 930                  | 81                   | 849                             | 5,328                  | 891                     | 4,437                           |
| Total Investment Revenue - Restricted                   | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Revenue                                     | 1,859                | 1,722                | 137                             | 49,212                 | 18,942                  | 30,270                          |
| Total Management Fee Revenue                            | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Bookkeeping Fee Revenue                           | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Asset Management Fee Revenue                      | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Fees-For-Service Revenue                          | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Revenue</b>                                    | <b>160,776</b>       | <b>200,250</b>       | <b>(39,474)</b>                 | <b>1,733,726</b>       | <b>2,202,750</b>        | <b>(469,024)</b>                |
| <b>Expenses</b>   |                      |                      |                                 |                        |                         |                                 |
| Total Administrative                                    | 67,515               | 62,445               | (5,070)                         | 700,493                | 686,895                 | (13,598)                        |
| Total Tenant Services                                   | 0                    | 1,482                | 1,482                           | 2,724                  | 16,302                  | 13,578                          |
| Total Utilities   | 7,911                | 14,717               | 6,806                           | 156,808                | 161,887                 | 5,079                           |
| Total Ordinary Maintenance & Operation                  | 55,823               | 73,149               | 17,326                          | 481,879                | 804,639                 | 322,760                         |
| Total Protective Services                               | 133                  | 95                   | (38)                            | 1,122                  | 1,045                   | (77)                            |
| Total Insurance Premiums                                | 7,692                | 9,204                | 1,512                           | 87,206                 | 101,244                 | 14,038                          |
| Total General Expenses                                  | (613)                | 9,383                | 9,996                           | (4,370)                | 103,213                 | 107,583                         |
| Total Interest Expense and Amortization                 | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Operating Expenses</b>                         | <b>138,461</b>       | <b>170,475</b>       | <b>32,014</b>                   | <b>1,425,862</b>       | <b>1,875,225</b>        | <b>449,363</b>                  |
| <b>Excess Operating Revenue Over Operating Expenses</b> | <b>22,314</b>        | <b>29,775</b>        | <b>(7,460)</b>                  | <b>307,864</b>         | <b>327,525</b>          | <b>(19,662)</b>                 |
| Total Depreciation and Amortization                     | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Housing Assistance Payments                       | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Expenses                                    | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Financing Sources (Uses)                    | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Excess (Deficiency) of Revenue Over Expenditures</b> | <b>22,314</b>        | <b>29,775</b>        | <b>(7,460)</b>                  | <b>307,864</b>         | <b>327,525</b>          | <b>(19,662)</b>                 |
| Total Asset Purchases                                   | 0                    | 31,684               | 31,684                          | 225                    | 348,524                 | 348,299                         |

HOUSING AUTHORITY OF SAVANNAH, GA  
Funds : 016 - Patterson Terrace Homes, 017 - Single Family Homes  
For February 2023  
FDS Budget vs Actual - Summary

|   | This Month<br>Actual | This Month<br>Budget | Variance -<br>Better<br>(Worse) | Year-To-Date<br>Actual | Year- To-Date<br>Budget | Variance -<br>Better<br>(Worse) |
|---|----------------------|----------------------|---------------------------------|------------------------|-------------------------|---------------------------------|
| <b>Revenue</b>  |                      |                      |                                 |                        |                         |                                 |
| Total Tenant Revenue                                    | 29,849               | 34,928               | (5,079)                         | 321,022                | 384,208                 | (63,186)                        |
| Total Grant Revenue                                     | 32,440               | 69,708               | (37,268)                        | 384,502                | 847,529                 | (463,027)                       |
| Total Investment Revenue - Unrestricted                 | 681                  | 881                  | (200)                           | 3,713                  | 9,691                   | (5,978)                         |
| Total Investment Revenue - Restricted                   | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Revenue                                     | 749                  | 2,277                | (1,528)                         | 18,438                 | 27,566                  | (9,128)                         |
| Total Management Fee Revenue                            | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Bookkeeping Fee Revenue                           | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Asset Management Fee Revenue                      | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Fees-For-Service Revenue                          | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Revenue</b>                                    | <b>63,719</b>        | <b>107,794</b>       | <b>(44,075)</b>                 | <b>727,675</b>         | <b>1,268,995</b>        | <b>(541,320)</b>                |
| <b>Expenses</b>   |                      |                      |                                 |                        |                         |                                 |
| Total Administrative                                    | 37,653               | 32,649               | (5,003)                         | 391,236                | 368,396                 | (22,840)                        |
| Total Tenant Services                                   | 0                    | 2,577                | 2,577                           | 1,922                  | 29,119                  | 27,197                          |
| Total Utilities   | 1,579                | 4,029                | 2,450                           | 36,773                 | 46,271                  | 9,498                           |
| Total Ordinary Maintenance & Operation                  | 22,329               | 57,308               | 34,978                          | 350,826                | 651,179                 | 300,352                         |
| Total Protective Services                               | 165                  | 62                   | (103)                           | 647                    | 682                     | 35                              |
| Total Insurance Premiums                                | 7,626                | 8,177                | 551                             | 84,972                 | 90,259                  | 5,287                           |
| Total General Expenses                                  | 0                    | 7,533                | 7,533                           | (1,182)                | 89,527                  | 90,709                          |
| Total Interest Expense and Amortization                 | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Operating Expenses</b>                         | <b>69,351</b>        | <b>112,335</b>       | <b>42,984</b>                   | <b>865,195</b>         | <b>1,275,433</b>        | <b>410,238</b>                  |
| <b>Excess Operating Revenue Over Operating Expenses</b> | <b>(5,632)</b>       | <b>(4,541)</b>       | <b>(1,091)</b>                  | <b>(137,520)</b>       | <b>(6,438)</b>          | <b>(131,082)</b>                |
| Total Depreciation and Amortization                     | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Housing Assistance Payments                       | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Expenses                                    | 0                    | 494                  | 494                             | 1,805                  | 5,434                   | 3,629                           |
| Total Other Financing Sources (Uses)                    | 0                    | (20,471)             | (20,471)                        | 0                      | (225,181)               | (225,181)                       |
| <b>Excess (Deficiency) of Revenue Over Expenditures</b> | <b>(5,632)</b>       | <b>15,436</b>        | <b>(21,068)</b>                 | <b>(139,325)</b>       | <b>213,309</b>          | <b>(352,633)</b>                |
| <br>  |                      |                      |                                 |                        |                         |                                 |
| Total Asset Purchases                                   | 108                  | 17,944               | 17,836                          | 307                    | 197,379                 | 197,072                         |



HOUSING AUTHORITY OF SAVANNAH, GA  
Funds : 008 - Horace Stillwell Towers  
For February 2023  
FDS Budget vs Actual - Summary

|   | This Month<br>Actual | This Month<br>Budget | Variance -<br>Better<br>(Worse) | Year-To-Date<br>Actual | Year- To-Date<br>Budget | Variance -<br>Better<br>(Worse) |
|---|----------------------|----------------------|---------------------------------|------------------------|-------------------------|---------------------------------|
| <b>Revenue</b>  |                      |                      |                                 |                        |                         |                                 |
| Total Tenant Revenue                                    | 39,361               | 37,725               | 1,636                           | 431,757                | 414,975                 | 16,782                          |
| Total Grant Revenue                                     | 62,844               | 72,511               | (9,667)                         | 643,238                | 797,621                 | (154,383)                       |
| Total Investment Revenue - Unrestricted                 | 394                  | 28                   | 366                             | 2,566                  | 308                     | 2,258                           |
| Total Investment Revenue - Restricted                   | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Revenue                                     | 191                  | 43,185               | (42,994)                        | 181,062                | 475,035                 | (293,973)                       |
| Total Management Fee Revenue                            | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Bookkeeping Fee Revenue                           | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Asset Management Fee Revenue                      | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Fees-For-Service Revenue                          | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Revenue</b>                                    | <b>102,790</b>       | <b>153,449</b>       | <b>(50,659)</b>                 | <b>1,258,624</b>       | <b>1,687,939</b>        | <b>(429,315)</b>                |
| <b>Expenses</b>   |                      |                      |                                 |                        |                         |                                 |
| Total Administrative                                    | 49,152               | 29,393               | (19,759)                        | 456,713                | 323,323                 | (133,390)                       |
| Total Tenant Services                                   | 3,951                | 6,223                | 2,272                           | 49,199                 | 68,453                  | 19,254                          |
| Total Utilities   | 8,027                | 11,163               | 3,136                           | 118,071                | 122,793                 | 4,722                           |
| Total Ordinary Maintenance & Operation                  | 12,316               | 57,123               | 44,807                          | 506,107                | 628,353                 | 122,246                         |
| Total Protective Services                               | 7,232                | 7,613                | 381                             | 110,630                | 83,743                  | (26,887)                        |
| Total Insurance Premiums                                | 7,693                | 4,213                | (3,480)                         | 87,519                 | 46,343                  | (41,176)                        |
| Total General Expenses                                  | 0                    | 8,962                | 8,962                           | 765                    | 98,582                  | 97,817                          |
| Total Interest Expense and Amortization                 | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Operating Expenses</b>                         | <b>88,372</b>        | <b>124,690</b>       | <b>36,318</b>                   | <b>1,329,004</b>       | <b>1,371,590</b>        | <b>42,586</b>                   |
| <b>Excess Operating Revenue Over Operating Expenses</b> | <b>14,419</b>        | <b>28,759</b>        | <b>(14,340)</b>                 | <b>(70,380)</b>        | <b>316,349</b>          | <b>(386,728)</b>                |
| Total Depreciation and Amortization                     | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Housing Assistance Payments                       | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Expenses                                    | 0                    | 0                    | 0                               | 98,835                 | 0                       | (98,835)                        |
| Total Other Financing Sources (Uses)                    | 0                    | 13,740               | 13,740                          | 0                      | 151,140                 | 151,140                         |
| <b>Excess (Deficiency) of Revenue Over Expenditures</b> | <b>14,419</b>        | <b>15,019</b>        | <b>(600)</b>                    | <b>(169,215)</b>       | <b>165,209</b>          | <b>(334,423)</b>                |
| Total Asset Purchases                                   | 0                    | 11,514               | 11,514                          | 3,460                  | 126,654                 | 123,194                         |

HOUSING AUTHORITY OF SAVANNAH, GA  
Funds : 002 - Yamacraw Village  
For February 2023  
FDS Budget vs Actual - Summary

|   | This Month<br>Actual | This Month<br>Budget | Variance -<br>Better<br>(Worse) | Year-To-Date<br>Actual | Year- To-Date<br>Budget | Variance -<br>Better<br>(Worse) |
|---|----------------------|----------------------|---------------------------------|------------------------|-------------------------|---------------------------------|
| <b>Revenue</b>  |                      |                      |                                 |                        |                         |                                 |
| Total Tenant Revenue                                    | 29,891               | 33,869               | (3,978)                         | 401,314                | 372,559                 | 28,755                          |
| Total Grant Revenue                                     | 148,196              | 215,303              | (67,108)                        | 1,756,443              | 2,368,333               | (611,890)                       |
| Total Investment Revenue - Unrestricted                 | 2,662                | 100                  | 2,562                           | 14,440                 | 1,100                   | 13,340                          |
| Total Investment Revenue - Restricted                   | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Revenue                                     | 4,746                | 14,177               | (9,431)                         | 87,607                 | 155,947                 | (68,340)                        |
| Total Management Fee Revenue                            | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Bookkeeping Fee Revenue                           | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Asset Management Fee Revenue                      | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Fees-For-Service Revenue                          | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Revenue</b>                                    | <b>185,494</b>       | <b>263,449</b>       | <b>(77,955)</b>                 | <b>2,259,804</b>       | <b>2,897,939</b>        | <b>(638,135)</b>                |
| <b>Expenses</b>   |                      |                      |                                 |                        |                         |                                 |
| Total Administrative                                    | 66,878               | 61,855               | (5,023)                         | 671,065                | 680,405                 | 9,340                           |
| Total Tenant Services                                   | 4,865                | 3,955                | (910)                           | 32,595                 | 43,505                  | 10,910                          |
| Total Utilities   | 8,303                | 16,032               | 7,729                           | 149,852                | 176,352                 | 26,500                          |
| Total Ordinary Maintenance & Operation                  | 66,959               | 110,520              | 43,561                          | 691,795                | 1,215,720               | 523,925                         |
| Total Protective Services                               | 8,408                | 52                   | (8,356)                         | 10,610                 | 572                     | (10,038)                        |
| Total Insurance Premiums                                | 12,822               | 11,087               | (1,735)                         | 143,854                | 121,957                 | (21,897)                        |
| Total General Expenses                                  | (1,077)              | 11,988               | 13,065                          | (9,632)                | 131,868                 | 141,500                         |
| Total Interest Expense and Amortization                 | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Operating Expenses</b>                         | <b>167,158</b>       | <b>215,489</b>       | <b>48,332</b>                   | <b>1,690,138</b>       | <b>2,370,379</b>        | <b>680,241</b>                  |
| <b>Excess Operating Revenue Over Operating Expenses</b> | <b>18,337</b>        | <b>47,960</b>        | <b>(29,623)</b>                 | <b>569,665</b>         | <b>527,560</b>          | <b>42,105</b>                   |
| Total Depreciation and Amortization                     | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Housing Assistance Payments                       | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Expenses                                    | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Financing Sources (Uses)                    | 0                    | 7,529                | 7,529                           | 0                      | 82,819                  | 82,819                          |
| <b>Excess (Deficiency) of Revenue Over Expenditures</b> | <b>18,337</b>        | <b>40,431</b>        | <b>(22,094)</b>                 | <b>569,665</b>         | <b>444,741</b>          | <b>124,924</b>                  |
| Total Asset Purchases                                   | 24                   | 38,971               | 38,947                          | 399                    | 428,681                 | 428,282                         |

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

|   | This Month<br>Actual | This Month<br>Budget | Variance -<br>Better<br>(Worse) | Year-To-Date<br>Actual | Year- To-Date<br>Budget | Variance -<br>Better<br>(Worse) |
|---|----------------------|----------------------|---------------------------------|------------------------|-------------------------|---------------------------------|
| <b>Revenue</b>  |                      |                      |                                 |                        |                         |                                 |
| Total Tenant Revenue                                    | 18,965               | 19,870               | (905)                           | 211,462                | 218,570                 | (7,108)                         |
| Total Grant Revenue                                     | 54,799               | 57,579               | (2,780)                         | 580,267                | 633,369                 | (53,102)                        |
| Total Investment Revenue - Unrestricted                 | 90                   | 4                    | 86                              | 839                    | 44                      | 795                             |
| Total Investment Revenue - Restricted                   | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Revenue                                     | 450                  | 771                  | (321)                           | 16,575                 | 8,481                   | 8,094                           |
| Total Management Fee Revenue                            | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Bookkeeping Fee Revenue                           | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Asset Management Fee Revenue                      | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Fees-For-Service Revenue                          | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Revenue</b>                                    | <b>74,304</b>        | <b>78,224</b>        | <b>(3,920)</b>                  | <b>809,144</b>         | <b>860,464</b>          | <b>(51,320)</b>                 |
| <b>Expenses</b>   |                      |                      |                                 |                        |                         |                                 |
| Total Administrative                                    | 20,495               | 25,130               | 4,635                           | 219,074                | 276,430                 | 57,356                          |
| Total Tenant Services                                   | 997                  | 1,209                | 212                             | 13,169                 | 13,299                  | 130                             |
| Total Utilities   | 4,742                | 3,999                | (743)                           | 78,185                 | 43,989                  | (34,196)                        |
| Total Ordinary Maintenance & Operation                  | 18,852               | 23,276               | 4,424                           | 510,864                | 256,036                 | (254,828)                       |
| Total Protective Services                               | 86                   | 80                   | (6)                             | 723                    | 880                     | 157                             |
| Total Insurance Premiums                                | 6,361                | 5,122                | (1,239)                         | 77,193                 | 56,342                  | (20,851)                        |
| Total General Expenses                                  | 0                    | 616                  | 616                             | 0                      | 6,776                   | 6,776                           |
| Total Interest Expense and Amortization                 | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Operating Expenses</b>                         | <b>51,533</b>        | <b>59,432</b>        | <b>7,899</b>                    | <b>899,208</b>         | <b>653,752</b>          | <b>(245,456)</b>                |
| <b>Excess Operating Revenue Over Operating Expenses</b> | <b>22,771</b>        | <b>18,792</b>        | <b>3,979</b>                    | <b>(90,064)</b>        | <b>206,712</b>          | <b>(296,776)</b>                |
| Total Depreciation and Amortization                     | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Housing Assistance Payments                       | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Expenses                                    | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Financing Sources (Uses)                    | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Excess (Deficiency) of Revenue Over Expenditures</b> | <b>22,771</b>        | <b>18,792</b>        | <b>3,979</b>                    | <b>(90,064)</b>        | <b>206,712</b>          | <b>(296,776)</b>                |
| <br>Total Asset Purchases                               | <br>0                | <br>379              | <br>379                         | <br>78                 | <br>4,169               | <br>4,091                       |

HOUSING AUTHORITY OF SAVANNAH, GA  
Funds : 400 - Local Fund  
For February 2023  
FDS Budget vs Actual - Summary

|   | This Month<br>Actual | This Month<br>Budget | Variance -<br>Better<br>(Worse) | Year-To-Date<br>Actual | Year- To-Date<br>Budget | Variance -<br>Better<br>(Worse) |
|---|----------------------|----------------------|---------------------------------|------------------------|-------------------------|---------------------------------|
| <b>Revenue</b>  |                      |                      |                                 |                        |                         |                                 |
| Total Tenant Revenue                                    | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Grant Revenue                                     | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Investment Revenue - Unrestricted                 | 53,473               | 51,668               | 1,805                           | 588,680                | 568,348                 | 20,332                          |
| Total Investment Revenue - Restricted                   | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Revenue                                     | 103,915              | 37,680               | 66,235                          | 789,264                | 414,480                 | 374,784                         |
| Total Management Fee Revenue                            | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Bookkeeping Fee Revenue                           | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Asset Management Fee Revenue                      | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Fees-For-Service Revenue                          | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Revenue</b>                                    | <b>157,389</b>       | <b>89,348</b>        | <b>68,041</b>                   | <b>1,377,943</b>       | <b>982,828</b>          | <b>395,115</b>                  |
| <b>Expenses</b>   |                      |                      |                                 |                        |                         |                                 |
| Total Administrative                                    | 60,320               | 78,301               | 17,981                          | 660,542                | 861,311                 | 200,769                         |
| Total Tenant Services                                   | 0                    | 333                  | 333                             | 0                      | 3,663                   | 3,663                           |
| Total Utilities   | 0                    | 629                  | 629                             | 0                      | 6,919                   | 6,919                           |
| Total Ordinary Maintenance & Operation                  | 6,685                | 4,063                | (2,622)                         | 70,435                 | 44,693                  | (25,742)                        |
| Total Protective Services                               | 0                    | 38                   | 38                              | 0                      | 418                     | 418                             |
| Total Insurance Premiums                                | 1,052                | 315                  | (737)                           | 11,691                 | 3,465                   | (8,226)                         |
| Total General Expenses                                  | 0                    | 458                  | 458                             | 18,117                 | 5,038                   | (13,079)                        |
| Total Interest Expense and Amortization                 | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Operating Expenses</b>                         | <b>68,057</b>        | <b>84,137</b>        | <b>16,080</b>                   | <b>760,785</b>         | <b>925,507</b>          | <b>164,722</b>                  |
| <b>Excess Operating Revenue Over Operating Expenses</b> | <b>89,332</b>        | <b>5,211</b>         | <b>84,121</b>                   | <b>617,158</b>         | <b>57,321</b>           | <b>559,837</b>                  |
| Total Depreciation and Amortization                     | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Housing Assistance Payments                       | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Expenses                                    | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Financing Sources (Uses)                    | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Excess (Deficiency) of Revenue Over Expenditures</b> | <b>89,332</b>        | <b>5,211</b>         | <b>84,121</b>                   | <b>617,158</b>         | <b>57,321</b>           | <b>559,837</b>                  |
| Total Asset Purchases                                   | 0                    | 2,708                | 2,708                           | 0                      | 29,788                  | 29,788                          |

HOUSING AUTHORITY OF SAVANNAH, GA  
Funds : 500 - Bond Fund  
For February 2023  
FDS Budget vs Actual - Summary

|   | This Month<br>Actual | This Month<br>Budget | Variance -<br>Better<br>(Worse) | Year-To-Date<br>Actual | Year- To-Date<br>Budget | Variance -<br>Better<br>(Worse) |
|---|----------------------|----------------------|---------------------------------|------------------------|-------------------------|---------------------------------|
| <b>Revenue</b>  |                      |                      |                                 |                        |                         |                                 |
| Total Tenant Revenue                                    | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Grant Revenue                                     | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Investment Revenue - Unrestricted                 | 1,907                | 677                  | 1,230                           | 10,630                 | 7,447                   | 3,183                           |
| Total Investment Revenue - Restricted                   | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Revenue                                     | 70,000               | 23,369               | 46,631                          | 178,375                | 322,207                 | (143,833)                       |
| Total Management Fee Revenue                            | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Bookkeeping Fee Revenue                           | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Asset Management Fee Revenue                      | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Fees-For-Service Revenue                          | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Revenue</b>                                    | <b>71,907</b>        | <b>24,046</b>        | <b>47,861</b>                   | <b>189,004</b>         | <b>329,654</b>          | <b>(140,650)</b>                |
| <b>Expenses</b>   |                      |                      |                                 |                        |                         |                                 |
| Total Administrative                                    | 114                  | 452                  | 338                             | 3,144                  | 4,972                   | 1,828                           |
| Total Tenant Services                                   | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Utilities   | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Ordinary Maintenance & Operation                  | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Protective Services                               | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Insurance Premiums                                | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total General Expenses                                  | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Interest Expense and Amortization                 | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Operating Expenses</b>                         | <b>114</b>           | <b>452</b>           | <b>338</b>                      | <b>3,144</b>           | <b>4,972</b>            | <b>1,828</b>                    |
| <b>Excess Operating Revenue Over Operating Expenses</b> | <b>71,794</b>        | <b>23,594</b>        | <b>48,198</b>                   | <b>185,861</b>         | <b>324,682</b>          | <b>(138,823)</b>                |
| Total Depreciation and Amortization                     | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Housing Assistance Payments                       | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Expenses                                    | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Other Financing Sources (Uses)                    | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Excess (Deficiency) of Revenue Over Expenditures</b> | <b>71,794</b>        | <b>23,594</b>        | <b>48,198</b>                   | <b>185,861</b>         | <b>324,682</b>          | <b>(138,823)</b>                |
| Total Asset Purchases                                   | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |

HOUSING AUTHORITY OF SAVANNAH, GA  
Funds : 360 - Housing Choice Voucher  
For February 2023  
FDS Budget vs Actual - Summary

| <b>Administrative</b>                                   |                      |                      |                                 |                        |                         |                                 |
|---|----------------------|----------------------|---------------------------------|------------------------|-------------------------|---------------------------------|
|   | This Month<br>Actual | This Month<br>Budget | Variance -<br>Better<br>(Worse) | Year-To-Date<br>Actual | Year- To-Date<br>Budget | Variance -<br>Better<br>(Worse) |
| <b>Revenue</b>  |                      |                      |                                 |                        |                         |                                 |
| HUD OPER GRNT: FSS Coordinator Receipts                 | 0                    | 14,385               | (14,385)                        | 142,994                | 158,235                 | (15,241)                        |
| HUD OPER SUBS: HCV ADMIN FEE                            | 198,225              | 182,450              | 15,775                          | 2,290,026              | 2,006,950               | 283,076                         |
| Homeownership Admin Fees                                | 0                    | 117                  | (117)                           | 0                      | 1,287                   | (1,287)                         |
| INVSTMT INC-UNRESTRICTED                                | 4,838                | 33                   | 4,805                           | 26,746                 | 363                     | 26,383                          |
| FRAUD- Admin  | 0                    | 375                  | (375)                           | 0                      | 4,125                   | (4,125)                         |
| Misc Income Account                                     | 0                    | 0                    | 0                               | 9,571                  | 0                       | 9,571                           |
| <b>Total Revenue</b>                                    | <b>203,063</b>       | <b>197,360</b>       | <b>5,703</b>                    | <b>2,469,338</b>       | <b>2,170,960</b>        | <b>298,378</b>                  |
| <b>Expenses</b>   |                      |                      |                                 |                        |                         |                                 |
| Total Administrative                                    | 183,483              | 197,041              | 13,558                          | 2,139,156              | 2,167,451               | 28,295                          |
| Total Tenant Services                                   | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Utilities   | 18,497               | 252                  | (18,245)                        | 20,498                 | 2,772                   | (17,726)                        |
| Total Ordinary Maintainance & Operation                 | 1,722                | 7,708                | 5,986                           | 21,734                 | 84,788                  | 63,054                          |
| Total Protective Services                               | 0                    | 252                  | 252                             | 0                      | 2,772                   | 2,772                           |
| Total Insurance Premiums                                | 4,856                | 4,164                | (692)                           | 57,977                 | 45,804                  | (12,173)                        |
| Total General Expenses                                  | 999                  | 0                    | (999)                           | 10,314                 | 0                       | (10,314)                        |
| Total Interest Expense and Amortization                 | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Operating Expenses</b>                         | <b>209,557</b>       | <b>209,417</b>       | <b>(140)</b>                    | <b>2,249,679</b>       | <b>2,303,587</b>        | <b>53,908</b>                   |
| <b>Excess Operating Revenue Over Operating Expenses</b> | <b>(6,494)</b>       | <b>(12,057)</b>      | <b>5,563</b>                    | <b>219,659</b>         | <b>(132,627)</b>        | <b>352,286</b>                  |

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : 360 - Housing Choice Voucher  
 For February 2023  
 FDS Budget vs Actual - Summary

| <b>PROGRAM</b>  |                         |                         |                                 |                           |                          |                                 |
|---|-------------------------|-------------------------|---------------------------------|---------------------------|--------------------------|---------------------------------|
|   | This Month<br>Actual    | This Month<br>Budget    | Variance -<br>Better<br>(Worse) | Year-To-Date<br>Actual    | Year- To-Date<br>Budget  | Variance -<br>Better<br>(Worse) |
| <b>Revenue</b>  |                         |                         |                                 |                           |                          |                                 |
| HUD OPER GRNTS: HCV                                     | 2,073,584               | 1,945,269               | 128,315                         | 21,366,885                | 21,397,959               | (31,074)                        |
| FRAUD-HAP   | 0                       | 375                     | (375)                           | 0                         | 4,125                    | (4,125)                         |
| FSS Forfeiture Income                                   | 3,555                   | 1,421                   | 2,134                           | 16,957                    | 15,631                   | 1,326                           |
| <b>Total Revenue</b>                                    | <b><u>2,077,139</u></b> | <b><u>1,947,065</u></b> | <b><u>130,074</u></b>           | <b><u>21,383,842</u></b>  | <b><u>21,417,715</u></b> | <b><u>(33,873)</u></b>          |
| <b>Expenses</b>   |                         |                         |                                 |                           |                          |                                 |
| Total Depreciation and Amortization                     | 0                       | 0                       | 0                               | 0                         | 0                        | 0                               |
| Total Housing Assistance Payments                       | 2,178,143               | 1,946,673               | (231,470)                       | 22,618,869                | 21,413,392               | (1,205,477)                     |
| Total Other Expenses                                    | 0                       | 0                       | 0                               | 0                         | 0                        | 0                               |
| <b>Total Expenses</b>                                   | <b><u>2,178,143</u></b> | <b><u>1,946,673</u></b> | <b><u>(231,470)</u></b>         | <b><u>22,618,869</u></b>  | <b><u>21,413,393</u></b> | <b><u>(1,205,477)</u></b>       |
| <b>Total Other Financing Sources (Uses)</b>             | <b>0</b>                | <b>0</b>                | <b>0</b>                        | <b>0</b>                  | <b>0</b>                 | <b>0</b>                        |
| <b>Excess (Deficiency) of Revenue Over Expenditures</b> | <b><u>(101,004)</u></b> | <b><u>392</u></b>       | <b><u>(101,396)</u></b>         | <b><u>(1,235,027)</u></b> | <b><u>4,322</u></b>      | <b><u>(1,239,350)</u></b>       |
| Total Asset Purchases                                   | 0                       | 0                       | 0                               | 672                       | 0                        | (672)                           |

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : 363 - Shelter Plus Care  
 For February 2023  
 FDS Budget vs Actual - Summary

| <b>Administrative</b>                                   |                      |                      |                                 |                        |                         |                                 |
|---|----------------------|----------------------|---------------------------------|------------------------|-------------------------|---------------------------------|
|   | This Month<br>Actual | This Month<br>Budget | Variance -<br>Better<br>(Worse) | Year-To-Date<br>Actual | Year- To-Date<br>Budget | Variance -<br>Better<br>(Worse) |
| <b>Revenue</b>  |                      |                      |                                 |                        |                         |                                 |
| ADMIN FEE INCOME: SPC                                   | 5,372                | 5,813                | (441)                           | 55,569                 | 63,943                  | (8,374)                         |
| INVSTMT INC-UNRESTRICTED                                | 501                  | -                    | 501                             | 2,849                  | -                       | 2,849                           |
| <b>Total Revenue</b>                                    | <b>5,873</b>         | <b>5,813</b>         | <b>60</b>                       | <b>58,418</b>          | <b>63,943</b>           | <b>(5,525)</b>                  |
| <b>Expenses</b>   |                      |                      |                                 |                        |                         |                                 |
| Total Administrative                                    | 2,804                | 5,242                | 2,438                           | 35,659                 | 57,662                  | 22,003                          |
| Total Tenant Services                                   | -                    | -                    | -                               | -                      | -                       | -                               |
| Total Utilities   | -                    | -                    | -                               | -                      | -                       | -                               |
| Total Ordinary Maintainance & Operation                 | -                    | -                    | -                               | -                      | -                       | -                               |
| Total Protective Services                               | -                    | -                    | -                               | -                      | -                       | -                               |
| Total Insurance Premiums                                | -                    | -                    | -                               | -                      | -                       | -                               |
| Total General Expenses                                  | -                    | -                    | -                               | -                      | -                       | -                               |
| Total Interest Expense and Amortization                 | -                    | -                    | -                               | -                      | -                       | -                               |
| <b>Total Operating Expenses</b>                         | <b>2,804</b>         | <b>5,242</b>         | <b>2,438</b>                    | <b>35,659</b>          | <b>57,662</b>           | <b>22,003</b>                   |
| <b>Excess Operating Revenue Over Operating Expenses</b> | <b>3,068</b>         | <b>571</b>           | <b>2,498</b>                    | <b>22,758</b>          | <b>6,281</b>            | <b>16,477</b>                   |



HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : 363 - Shelter Plus Care  
 For February 2023  
 FDS Budget vs Actual - Summary

| <b>PROGRAM</b>  |                      |                      |                                 |                        |                         |                                 |
|---|----------------------|----------------------|---------------------------------|------------------------|-------------------------|---------------------------------|
|   | This Month<br>Actual | This Month<br>Budget | Variance -<br>Better<br>(Worse) | Year-To-Date<br>Actual | Year- To-Date<br>Budget | Variance -<br>Better<br>(Worse) |
| <b>Revenue</b>  |                      |                      |                                 |                        |                         |                                 |
| HUD OPER SUBS: SHELTER PLUS CARE GRANTS                 | 76,741               | (83,022)             | 159,763                         | 793,847                | 913,242                 | (119,395)                       |
| <b>Total Revenue</b>                                    | <u>76,741</u>        | <u>(83,022)</u>      | <u>159,763</u>                  | <u>793,847</u>         | <u>913,242</u>          | <u>(119,395)</u>                |
| <b>Expenses</b>   |                      |                      |                                 |                        |                         |                                 |
| Total Depreciation and Amortization                     | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Housing Assistance Payments                       | 81,289               | 83,022               | 1,733                           | 879,292                | 913,242                 | 33,950                          |
| Total Other Expenses                                    | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Expenses</b>                                   | <u>81,289</u>        | <u>83,022</u>        | <u>1,733</u>                    | <u>879,292</u>         | <u>913,242</u>          | <u>33,950</u>                   |
| <b>Total Other Financing Sources (Uses)</b>             | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Excess (Deficiency) of Revenue Over Expenditures</b> | <u>(4,548)</u>       | <u>(166,044)</u>     | <u>161,496</u>                  | <u>(85,445)</u>        | <u>0</u>                | <u>(85,445)</u>                 |
| Total Asset Purchases                                   | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |

HOUSING AUTHORITY OF SAVANNAH, GA  
Funds : 370 - Single Room Occupancy Fund  
For February 2023  
FDS Budget vs Actual - Summary

| <b>Administrative</b>                                   |                      |                      |                                 |                        |                         |                                 |
|---|----------------------|----------------------|---------------------------------|------------------------|-------------------------|---------------------------------|
|   | This Month<br>Actual | This Month<br>Budget | Variance -<br>Better<br>(Worse) | Year-To-Date<br>Actual | Year- To-Date<br>Budget | Variance -<br>Better<br>(Worse) |
| <b>Revenue</b>  |                      |                      |                                 |                        |                         |                                 |
| HUD OPER SUBS: SRO ADMIN FEE                            | 1,449                | 1,470                | (21)                            | 16,186                 | 16,170                  | 16                              |
| INVSTMT INC-UNRESTRICTED                                | 977                  | 255                  | 722                             | 5,261                  | 2,805                   | 2,456                           |
| MISC INC (MISC SOURCES)                                 | 0                    | 294                  | (294)                           | 0                      | 3,234                   | (3,234)                         |
| <b>Total Revenue</b>                                    | <b>2,425</b>         | <b>2,019</b>         | <b>406</b>                      | <b>21,447</b>          | <b>22,209</b>           | <b>(762)</b>                    |
| <b>Expenses</b>   |                      |                      |                                 |                        |                         |                                 |
| Total Administrative                                    | 1,319                | 2,184                | 865                             | 16,047                 | 24,024                  | 7,977                           |
| Total Tenant Services                                   | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Utilities   | 3                    | 7                    | 4                               | 35                     | 77                      | 42                              |
| Total Ordinary Maintainance & Operation                 | 17                   | 15                   | (2)                             | 210                    | 165                     | (45)                            |
| Total Protective Services                               | 0                    | 2                    | 2                               | 0                      | 22                      | 22                              |
| Total Insurance Premiums                                | 145                  | 28                   | (117)                           | 1,436                  | 308                     | (1,128)                         |
| Total General Expenses                                  | 14                   | 0                    | (14)                            | 159                    | 0                       | (159)                           |
| Total Interest Expense and Amortization                 | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Operating Expenses</b>                         | <b>1,497</b>         | <b>2,236</b>         | <b>739</b>                      | <b>17,887</b>          | <b>24,596</b>           | <b>6,709</b>                    |
| <b>Excess Operating Revenue Over Operating Expenses</b> | <b>928</b>           | <b>(217)</b>         | <b>1,145</b>                    | <b>3,559</b>           | <b>(2,387)</b>          | <b>5,946</b>                    |

HOUSING AUTHORITY OF SAVANNAH, GA  
 Funds : 370 - Single Room Occupancy Fund  
 For February 2023  
 FDS Budget vs Actual - Summary

| PROGRAM   | This Month<br>Actual | This Month<br>Budget | Variance -<br>Better<br>(Worse) | Year-To-Date<br>Actual | Year- To-Date<br>Budget | Variance -<br>Better<br>(Worse) |
|---|----------------------|----------------------|---------------------------------|------------------------|-------------------------|---------------------------------|
| <b>Revenue</b>  |                      |                      |                                 |                        |                         |                                 |
| HUD OPER SUBS: SRO                                      | 5,227                | 5,180                | 47                              | 58,399                 | 56,980                  | 1,419                           |
| <b>Total Revenue</b>                                    | <b>5,227</b>         | <b>5,180</b>         | <b>47</b>                       | <b>58,399</b>          | <b>56,980</b>           | <b>1,419</b>                    |
| <b>Expenses</b>   |                      |                      |                                 |                        |                         |                                 |
| Total Depreciation and Amortization                     | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| Total Housing Assistance Payments                       | 5,565                | 5,180                | (385)                           | 63,304                 | 56,980                  | (6,324)                         |
| Total Other Expenses                                    | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Total Expenses</b>                                   | <b>5,565</b>         | <b>5,180</b>         | <b>(385)</b>                    | <b>63,304</b>          | <b>56,980</b>           | <b>(6,324)</b>                  |
| <b>Total Other Financing Sources (Uses)</b>             | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |
| <b>Excess (Deficiency) of Revenue Over Expenditures</b> | <b>(338)</b>         | <b>0</b>             | <b>(338)</b>                    | <b>(4,905)</b>         | <b>0</b>                | <b>(4,905)</b>                  |
| Total Asset Purchases                                   | 0                    | 0                    | 0                               | 0                      | 0                       | 0                               |

# Consent Agenda Item (E)

## 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.

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**Rafaella Nutini**  
Director of  
Development Services

**Robert Marshall**  
Director of  
Facilities Management

**Brandi Lewis**  
Real Estate Project Manager

consider, we requested our recently procured A/E team to submit a proposal to perform a sustainability analysis at this property, to confirm how we will implement programs to properly maintain this property for the next ten years. We are reviewing the recent proposal to confirm that the scope of services will provide us the guidance we need for this property.

### **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 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.

Regarding the modernization component of the Otis services, they completed the re-finish work at all the elevator fronts, and they have completed preliminary back of house electrical services. Otis has been informed by their supplier that the new machine they ordered for the freight elevator has been delayed in the manufacturing process. This machine is projected to be ready in Mid-May. The overall project schedule may be delayed as the freight elevator needs to be the first of the three to be modernized and the plan has been to always maintain two functioning elevators during this modernization process.

### **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 photo-cell components 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. has been awarded the contract for these services.

Construction services related to this contract are approximately 95% completed, new lights have been installed in all building breezeways and the photo-cell component installations have been completed. This process identified breezeways that had more extensive damages to conduit and wiring, requiring additional corrective services.

### **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, 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. The contractor has begun working with the design team to secure the material approvals necessary, to begin ordering the components to provide the contracted services. The HAS team has also prepared and delivered a preliminary notice to the residents informing them of the project. Addition Notices will be issued to all residents in a timely manner prior to services at their unit.

### **Single Family Homes: New Interior Electrical Panels**

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

After receipt of the construction documents from Raymond, our Procurement Staff issued an Invitation to Bid (IFB) solicitation with bid submissions due March 31<sup>st</sup>.

### **Stillwell Towers: Emergency Generator Replacement Design**

This project consists of Raymond Architects, providing Architectural Services to replace the existing Emergency Generator at Stillwell Towers. The existing generator was manufactured in 1995, and our maintenance contractor had previously informed us that replacement parts are becoming difficult to obtain due to the age of the unit.

In late February, Raymond submitted a 100% 'Ready for Construction' set of drawings and specifications for bidders to use to commence our Invitation to Bid procurement. Bid submissions are due March 31<sup>st</sup>.

### **Stillwell Towers: PTAC Unit Replacement**

This project consists of Raymond Architects providing Architectural Services to provide replacement and rewiring design services for the PTAC units at Stillwell Towers. As identified in the 2019 CNA, the existing units are old and in need of replacement.

Raymond did submit a 100% construction documents for our IFB solicitation, which has been issued. A Pre-Bid Teleconference was held in mid-March, and we have requested bids to be submitted March 31<sup>st</sup>.

### ***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), recent recommendations from SHPO, and after HUD issues form 7015.16 - Authorization to Use Grant Funds. Hence as of March 31, 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 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 Savannah<sup>1</sup>. A summary of these recent bond deals is provided by Table 2 below:

|                             | Financial closing | Deal type        | Total n° of income-restricted units | Total development cost | Total HAS Bond amount          | % construction completion (as of April 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>91%</u>                                   | Spring 2023 (forecasted) |
| <b>Totals</b>               |                   |                  | <b>1,391 units</b>                  |                        | <b>\$ 193 million in bonds</b> |  |                          |

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 applied to DCA in October 2022, aiming to fund part of renovation costs for the Pines with 4% LIHTC. A list of LIHTC awards was released by DCA in and the project was not selected; nonetheless, Vitus has submitted a scoring correction request to DCA and hopes for a reconsideration meeting soon.

## IV. Lease-up and Stabilization Phase

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

**Notes:**

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

# Consent Agenda Item (F)

## ASSET MANAGEMENT

### PUBLIC HOUSING

#### OCCUPANCY BRIEFINGS AND WORKSHOPS

There were Twenty-six (26) scheduled eligibility interviews in March 2023. Ten (10) applicants and/or residents were housed and/or transferred in this month.

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

#### EVICCTIONS/MOVE-OUTS

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

|                        | March     | February | January   | TOTAL     |
|------------------------|-----------|----------|-----------|-----------|
| Abandoned Unit         | 1         | 0        | 0         | 1         |
| Non Payment of Rent    | 1         | 0        | 1         | 2         |
| Criminal Activity      | 1         | 1        | 0         | 2         |
| Other Lease Violations | 1         | 1        | 1         | 3         |
| Other Move outs        | 8         | 5        | 8         | 21        |
| Section 8              | 4         | 0        | 4         | 8         |
| <b>TOTAL</b>           | <b>16</b> | <b>7</b> | <b>14</b> | <b>37</b> |

#### OCCUPANCY REPORT

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

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

**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 **March 27, 2023**, Kayton Homes was 73% occupied.
- Lease-up of units has been guided through a site-based waiting list and briefings with applicants.

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

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

### THE VIEW AT OGLETHORPE

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

#### Phase I

Phase I consists of 72 units, of which, 34 are RAD units transferred from the former Wessels and Blackshear sites. Phase I is 90% affordable with 15 market-rate units. As of **March 27, 2023**, 94% of units were occupied.

#### Phase II

Phase II consists of 100 units, of which, 36 are RAD units transferred from the former Wessels and Blackshear sites. Phase II is 80% affordable with 20 market-rate units. After attaining certain occupancy and financial standards, Phase II reached Rental Achievement<sup>1</sup> in February 2019. As of **March 27, 2023**, 95% of units were occupied.

### RIVER POINTE COMMUNITY

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

| <b>PH Neighborhoods</b> | <b>Delinquent Accounts</b> |
|-------------------------|----------------------------|
| Frazier Homes           | 43                         |
| Patterson Terrace       | 0                          |
| Single Family Homes     | 0                          |
| Stillwell Towers        | 5                          |
| Yamacraw Village        | 19                         |
| <b>Total</b>            | <b>67</b>                  |

**CONVENTIONAL PUBLIC HOUSING  
VACANCY - OCCUPANCY REPORT  
AS OF MARCH 29, 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    | 53   | 52   | 0    | 0    | 111             | 64.76%    | 0                | 39*        | 67         |
| Horace Stillwell Towers                  | 211         | 0    | 14   | 0    | 0    | 0    | 0    | 14              | 93.36%    | 0                | 2          | 12         |
| Simon Frazier Homes                      | 236         | 0    | 2    | 0    | 3    | 3    | 0    | 8               | 96.61%    | 0                | 0          | 8          |
| Pickens Patterson Terrace                | 76          | 0    | 4    | 3    | 2    | 0    | 0    | 9               | 88.16%    | 0                | 3          | 6          |
| Single Family Homes                      | 60          | 0    | 0    | 0    | 1    | 2    | 0    | 3               | 95.00%    | 0                | 0          | 3          |
| <b>Total Number of HAS-Managed Units</b> | 898         | 0    | 26   | 56   | 58   | 5    | 0    | 145             | 83.85%    | 5                | 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 (G) RESIDENT SERVICES

### COVID-19 Pop-up Clinic

The Housing Authority of Savannah will partner with Community Organized Relief Efforts (CORE) to host two vaccination/ clinics in two of our public housing neighborhoods. The first clinic will be held at Stillwell Towers on Thursday, April 6, 2023, from 9AM – 3PM. More than 50 residents have registered to participate. In addition to vaccinations, the pop-up clinic will provide COVID-19 testing, education and gift cards to all participating residents of Public Housing. The second clinic is scheduled for Friday, April 14, 2023, at the Pickens Patterson Terrance community.

### Public Housing Family Self-Sufficiency Program Financial Literacy “Health and Wealth Workshop”

*“When health is absent, wisdom cannot reveal itself, art cannot become manifest, strength cannot be exerted, wealth is useless, and reason is powerless.”* Making smart financial decisions as a younger adult also translates to improved finances in retirement. The FSS Program Coordinator continues to partner with community agencies to provide knowledge on how individuals can move from financial insecurity to financial independence. In an effort to provide financial awareness, the Housing Authority of Savannah in collaboration with World System Builder will host a virtual “Health and Wealth Workshop.” This event is scheduled for Thursday, April 13, 2023 at 10:00 am via WebEx. Tamekia Fallin from World System Builder (WSB), National Financial Literacy Program will facilitate the workshop. WSB mission is to educate 30 million families by 2030. The attendees will learn the following:

- *The financial importance and impact of your health.*
- *Strategies to transfer and preserve wealth.*
- *Ensuring that your last wishes are prepared and carried out.*
- *Understanding the inevitability and impact of medical expenses.*

### Senior Spotlight- Hand-Crafted Hugs

Stillwell Towers Community Center’s participants are crocheting beautiful gifts to add a little sunshine to “A Place to Dream”

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



recipients. These gifts will be given during our next bed distribution. The YMCA of Coastal Georgia and “A Place to Dream’s” next bed give-a-way is scheduled for Tuesday, June 13, 2023. In addition to a brand-new bed, each child will receive a complete sheet and comforter set, toys, books, snacks and stuffed animals, food, household supplies and a special hand-crafted huggable from the residents of Stillwell Towers.





# Consent Agenda Item (H)

## HOUSING CHOICE VOUCHER PROGRAM

As of March 1, 2023, the total leased vouchers are 2,315 and 372 were issued, for a total of 2,687 committed. Also, additional vouchers were issued after March 1<sup>st</sup> for these programs:

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

In February, we mailed 805 second appointment letters and 800 first appointment letters to applicants requesting them to provide documents by March 3<sup>rd</sup> to enable us to determine their eligibility for the HCV Program. We are still processing them and plan on mailing additional letters in April.

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 1<sup>st</sup> for new leases and February 1<sup>st</sup> for all families paying more than 30% of their adjusted income toward rent and utilities.

|              | No. Allocated<br>03/01/2023 | No. Committed<br>01/01/2023 | No. Committed<br>02/01/2023 | No. Committed<br>03/01/2023 | No. Available |
|--------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|---------------|
| SPC          | 112                         | 123                         | 127                         | 125                         | -13           |
| Mod Rehab    | 20                          | 20                          | 20                          | 19                          | 1             |
| Vouchers     | 2735                        | 2690                        | 2661                        | 2687                        | 48            |
| Portables    | -                           | 29                          | 28                          | 29                          |               |
| VASH         | 137                         | 100                         | 98                          | 93                          | 44            |
| HCV PBV      | 271                         | 259                         | 258                         | 254                         | 17            |
| RADPBV       | 330                         | 262                         | 262                         | 259                         | 71            |
| <b>TOTAL</b> | <b>3605</b>                 | <b>3454</b>                 | <b>3426</b>                 | <b>3437</b>                 | <b>168</b>    |

**NUMBER ON WAITING LIST: 2,670**

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. 2 – *New Business*

### CONTRACT AWARD FOR SINGLE FAMILY HOMES-INTERIOR ELECTRICAL PANEL INSTALLATION

#### RECOMMENDED ACTION:

Award contract.

#### BACKGROUND:

The Housing Authority of Savannah requires the services of a qualified licensed and bonded contractor to provide the installation of new interior electrical panels at the Single Family Homes located at Bridgestone, Avalon and Sebring Road. An Invitation for Bids (IFB) was published on March 6, 2023 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.

#### ANALYSIS:

One thousand five hundred thirteen (1513) vendors were notified through the e-Procurement system. Twenty-one (21) vendors opened and reviewed the IFB documents. Three (3) submissions were received by the deadline on Friday, March 31, 2023 at 2:00 p.m. The responsive bids are as follows:

|   |              |
|---|--------------|
| Mid Atlantic Renovation, Inc.                 | \$427,325.00 |
| HHO, Inc.                                     | \$480,000.00 |
| OVS General Contracting and Construction, LLC | \$484,081.61 |

#### COMMENTS:

None

#### LEGAL CONSIDERATIONS:

None

#### FINANCIAL CONSIDERATIONS:

All three 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 grants.

| # | Bidder  | Amount       | (1)<br>Comparison with the<br>top-rated bidder | (2)<br>Comparison with the<br>ICE |
|---|---|--------------|--|-----------------------------------|
|   | ICE   | \$490,500.00 |  |                                   |
| 1 | Mid Atlantic Renovation, Inc.                 | \$427,324.00 |  | -14.78%                           |
| 2 | HHO, Inc.                                     | \$480,000.00 | +10.97%  | -2.18%                            |
| 3 | OVS General Contracting and Construction, LLC | \$484,081.61 | +11.72%  | -1.32%                            |

As shown within the preceding, the cost proposed by the top-rated responsive and responsible bidder compares well with (1) the other costs proposed by bidder #2, by 10.97% and 11.72% lower than bidder #3, (2) it was 14.78% below our Independent Cost Estimate (ICE), for this project. Accordingly, the proposed costs are deemed to be appropriate, fair, and reasonable due to market conditions.

**BOARD CONSIDERATION AND ACTION:**

The Authority recommends that the Board of Commissioners for the Housing Authority of Savannah award the contract to Mid Atlantic Renovations, Inc. The Authority also recommends the Board of Commissioners provide the Authority power to execute a contract with the next lowest bidder should the Authority not be able to execute a contract with the current lowest bidder.



# Agenda Item No. 3 – *New Business* CONTRACT FOR LANDSCAPING SERVICES

## RECOMMENDED ACTION:

Award contract.

## BACKGROUND:

The Housing Authority of Savannah requires the services of a qualified licensed and insured landscapers to supplement to the daily operation of the Agency. The successful firm(s) will provide a Spring & Fall comprehensive clean-up of the grounds and on-going mowing and trimming services. A Request for Proposals (RFP) was published to procure Landscaping Services, on November 21, 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.

## ANALYSIS:

Eight hundred and thirty-two (832) vendors were notified through the e-Procurement system. Twenty-five (25) vendors reviewed the proposal. Four (4) submissions were received. One (1) was found non-responsive and was eliminated from competition.

Three (3) proposal packages were received and reviewed by a four-member review panel. The final results are below:

|  |                               |
|--|-------------------------------|
| Lot #1 Herbert Kayton Homes                  | Rare Earth Management, Inc.   |
| Lot #2 Simon Frazier Homes                   | Rare Earth Management, Inc.   |
| Lot #3 Yamacraw                              | Rare Earth Management, Inc.   |
| Lot #4 Francis Bartow Place*                 | Southern Landscape Management |
| Lot #5 Marcus Stubbs Towers                  | Rare Earth Management, Inc.   |
| Lot #6 Horace Stillwell Towers               | Rare Earth Management, Inc.   |
| Lot #7 Pickens Patterson Terrace             | Rare Earth Management, Inc.   |
| Lot #8 Single Family Homes                   | Rare Earth Management, Inc.   |
| Lot #9 Eight Hope VI Sites                   | Rare Earth Management, Inc.   |
| Lot #10 Neighborhood Resource Center Complex | Rare Earth Management, Inc.   |

## COMMENTS:

None

## LEGAL CONSIDERATIONS:

None

## FINANCIAL CONSIDERATIONS:

The initial cost estimate (ICE) for landscaping services was assessed at \$269,450.80 per year based on previous expenditures. The proposed contract will be for one (1) year with four (4), one (1) year options. 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 annual proposed rates would be set as follows:

|  |                               |             |
|--|-------------------------------|-------------|
| Lot #1 Herbert Kayton Homes                  | Rare Earth Management, Inc.   | \$36,330.00 |
| Lot #2 Simon Frazier Homes                   | Rare Earth Management, Inc.   | \$46,286.00 |
| Lot #3 Yamacraw                              | Rare Earth Management, Inc.   | \$39,655.00 |
| Lot #4 Francis Bartow Place*                 | Southern Landscape Management | \$7,200.00  |
| Lot #5 Marcus Stubbs Towers                  | Rare Earth Management, Inc.   | \$10,680.00 |
| Lot #6 Horace Stillwell Towers               | Rare Earth Management, Inc.   | \$21,130.00 |
| Lot #7 Pickens Patterson Terrace             | Rare Earth Management, Inc.   | \$38,230.00 |
| Lot #8 Single Family Homes                   | Rare Earth Management, Inc.   | \$23,980.00 |
| Lot #9 Eight Hope VI Sites                   | Rare Earth Management, Inc.   | \$15,620.00 |
| Lot #10 Neighborhood Resource Center Complex | Rare Earth Management, Inc.   | \$16,380.00 |

The annual not-to-exceed total proposed cost for all neighborhoods is \$255,491.00.

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

Award the Landscape contracts to the first place proposer for each Lot. We also recommend the Board of Commissioners provide the Agency power to execute a contract with the 2<sup>nd</sup> place proposer, and sequentially any other proposer who meets the minimum score of 70, should the Agency not be able to execute a contract, and/or the contracted vendor can no longer fulfill the obligations of the contract at any time during the potential five (5) year contract term.



**Agenda Item No. 4 – New Business**  
**CONTRACT AWARD FOR**  
**REPLACEMENT OF (230) PACKAGED TERMINAL AIR**  
**CONDITIONER (PTAC) UNITS AT THE STILLWELL**  
**TOWERS BUILDING**

**RECOMMENDED ACTION:**

Award contract.

**BACKGROUND:**

The Housing Authority of Savannah requires the services of a qualified licensed and bonded contractor to provide the replacement of replacement of (230) packaged terminal air conditioner (PTAC) units at the Stillwell Towers Building. An Invitation for Bids (IFB) was published on March 13, 2023 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.

**ANALYSIS:**

One thousand five hundred seventeen (1517) vendors were notified through the e-Procurement system. Twenty-eight (28) vendors opened and reviewed the IFB documents. Two (2) submissions were received by the deadline on Friday, March 31, 2023 at 2:00 pm. The responsive bids are as follows:

|                                 |              |
|---------------------------------|--------------|
| Blackshear Enterprises, Inc.    | \$424,133.80 |
| SDG Construction Services, Inc. | \$563,500.00 |

**COMMENTS:**

None

**LEGAL CONSIDERATIONS:**

None

**FINANCIAL CONSIDERATIONS:**

One bid was within the initial cost estimate for the project. All project costs qualify as capital expenditures and will be funded by HUD Capital Fund grants.

| # | Bidder                       | Amount       | (1)<br>Comparison with the<br>top-rated bidder | (2)<br>Comparison with the<br>ICE |
|---|------------------------------|--------------|--|-----------------------------------|
|   | ICE                          | \$460,000.00 |  |                                   |
| 1 | Blackshear Enterprises, Inc. | \$424,133.80 |  | -7.79%                            |
| 2 | SDG Construction, Inc.       | \$563,500.00 | +24.73%  | +18.36%                           |

As shown within the preceding, the cost proposed by the top-rated responsive and responsible bidder compares well with (1) the other costs proposed by bidder #2, by 24.73% (2) it was 7.79% below our Independent Cost Estimate (ICE), for this project. Accordingly, the proposed costs are deemed to be appropriate, fair, and reasonable due to market conditions.

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

The Authority recommends that the Board of Commissioners for the Housing Authority of Savannah award the contract to Blackshear Enterprises, Inc. The Authority also recommends the Board of Commissioners provide the Authority power to execute a contract with the next lowest bidder should the Authority not be able to execute a contract with the current lowest bidder.