



**July 11, 2023**

## **Board of Commissioners Regular Meeting**

### **BOARD OF COMMISSIONERS**

**Darrel Daise, Chairman**

*Term Expires: 01/04/2025*

**Edward Gresham, Vice Chairman**

*Term Expires: 01/04/2026*

**Michael Holland**

*Term Expires: 01/04/2027*

**Earline Wesley Davis, Executive Director**

Administrative Office

1407 Wheaton Street

Savannah, GA 31404



**TENTATIVE AGENDA**

**REGULAR BOARD OF COMMISSIONERS MEETING**

Tuesday, July 11, 2023, 12:15 p.m.

HAS Administrative Office, 1407 Wheaton Street, Building A

**MEETING CALL TO ORDER: DARREL DAISE, CHAIRMAN**

**MOMENT OF SILENCE**

1. Consent Agenda\* .....Darrel Daise, Chairman

*Recommended Action: Approve*

(A) Minutes of May 9, 2023 Regular Meeting, May 9, 2023 Annual Meeting, May 18, 2023 Special Meeting and June 1, 2023 Special Meeting

(B) Financial Report

(C) Property and Asset Management Report

(D) Resident Services Report

(E) Assisted Housing Programs Report

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

2. Flat Rent Schedule ..... Yolanda Fontaine, Director of Property Management

*Recommended Action: for consideration and adoption*

3. Hurricane Procedures ..... Yolanda Fontaine, Director of Property Management

*Recommended Action: for information*

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

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

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

**COMMENTS FROM COMMISSIONERS** ..... Darrel Daise, Chairman

**ADJOURNMENT** ..... Darrel Daise, Chairman



## 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.

Reports included in the consent agenda have been compiled under the direction of HAS’s leadership team that includes:

- Earline Wesley Davis, Executive Director
- Kenneth Clark, Deputy Director
- Lynn Coleman, Director of Assisted Housing Programs
- Robert Faircloth, Director of Finance
- Yolanda Fontaine, Director of Property Management
- Shannell Hardwick, Director of Human Resources
- Robert Marshall, Director of Construction Management
- Rafaella Nutini, Director of Asset Management
- Tammy Brawner, Management Analyst

### 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) Minutes of May 9, 2023 Regular Meeting, May 9, 2023 Annual Meeting, May 18, 2023 Special Meeting and June 1, 2023 Special Meeting	Approve Minutes
(B) Financial Report	Receive Report
(C) Property and Asset Management Report	Receive Report
(D) Resident Services Report	Receive Report
(E) Assisted Housing Programs Report	Receive Report

**BOARD CONSIDERATION AND ACTION:**

Approve Consent Agenda

## Consent Agenda Item (A)

### MEETING MINUTES

**The proposed minutes of the May 9, 2023 regular meeting, May 9, 2023 Annual Meeting, May 18, 2023 Special Meeting and June 1, 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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Darrel Daise  
Chairman

Edward Gresham  
Vice Chairman

Michael Holland

**DRAFT FOR APPROVAL**  
**REGULAR MEETING**  
**OF THE BOARD OF COMMISSIONERS OF THE**  
**HOUSING AUTHORITY OF SAVANNAH**  
**May 9, 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 A Room 205 beginning at 12:15 p.m. on Tuesday, May 9, 2023. Chairwoman Wanda Parrish called the meeting to order and upon roll call those present and absent were as follows:

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

Absent:         Brynn Grant

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 Construction Management Robert Marshall, Director of Asset Management Rafaella Nutini, Management Analyst Tammy Brawner, and Procurement Manager Carl Edwards. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP was also in attendance.

The Chairwoman opened the meeting with a moment of silence.

**APPROVAL OF CONSENT AGENDA**

The Consent Agenda included minutes of the April 11, 2023 regular meeting; minutes of April 19, 2023 special meeting; Financial Services Report; Resident Services Report; and Assisted Housing Programs Report. Commissioner Gresham made a motion to approve the consent agenda. Commissioner Daise seconded the motion and it passed unanimously.

**AWARD OF CONTRACT FOR WINDOW AND DOOR SECURITY SCREENS FOR VACANT PROPERTY**

Procurement Manager Carl Edwards addressed the Board by stating that the Housing Authority of Savannah (HAS) requires the services of a qualified licensed and insured contractor to provide rental security screens. This project consists of the installation and removal, when requested of temporary window and door security screens for eighty-two (82) vacant dwellings at the Yamacraw Village Housing Community, located at 555 W. Bay Street Savannah, GA 31404. An Invitation for Bids (IFB) was published on March 15, 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.

Three submissions were received by the deadline on Friday, April 28, 2023 at 3:00 pm. The responsive bids are as follows:

Door and Window Guard Systems, Inc.	\$23,381.84 (per month)
Goudy Construction, Inc.	\$27,880.00 (per month)
Supreme Clean, LLC	\$30,012.00 (per month)

One bid was within the initial cost estimate for the project. The proposed contract will be for eighteen (18) months. There will be no price escalation over the potential maximum contact period. The total contract not-to-exceed proposed cost is \$420,873.12.

Commissioner Daise made a motion, seconded by Commissioner Holland, to award the contract to Doors and Window Guard Systems, Inc. The motion passed unanimously.

**ADOPTION OF SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION**

Director of Assisted Housing Programs Lynn Coleman explained that housing authorities are graded by HUD on their Housing Choice Voucher Program’s performance. By using the Section 8 Management Assessment Program (SEMAP), HUD can assess the Housing Authority’s performance based on fourteen indicators that show whether or not families

are being assisted according to federal regulations. This information is electronically submitted to HUD on Form HUD-52648 on an annual basis.

Ms. Coleman answered questions of the Commissioners and following the discussion, Commissioner Holland made a motion to approve the Section 8 Management Assessment Program Certification and to authorize the Chairwoman and Executive Director to execute the form, and accompanying Board Resolution No. 05-23-01. Commissioner Daise seconded the motion and it was unanimously approved.

**PROPERTY AND ASSESSMENT MANAGEMENT REPORT**

Director of Asset Management Rafaella Nutini, accompanied by Director of Property Management Yolanda Fontaine, notified the Commissioners that moving forward the previously separate reports of Property Management and Asset Management, normally found under the Consent Agenda, would be combined in one format. The revised single report was presented and questions were answered.

**EXECUTIVE REPORT**

The Deputy Director provided a report to the Commissioners.

There being no further business, the Chairwoman asked for a motion to close the meeting. The motion was made and seconded by Commissioner Daise and Commissioner Gresham, respectively. The motion passed unanimously, with the Chairwoman declaring the meeting adjourned at 1:16 p.m.

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Secretary

ATTEST:

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Chairman

Approval Date: July 11, 2023



**DRAFT FOR APPROVAL**  
**ANNUAL MEETING**  
**OF THE BOARD OF COMMISSIONERS OF THE**  
**HOUSING AUTHORITY OF SAVANNAH**  
**May 9, 2023**

The Board of Commissioners of the Housing Authority of Savannah met in annual session at the office of the Housing Authority of Savannah, 1407 Wheaton Street – Building A Room 205 beginning at 1:15 p.m. on Tuesday, May 9, 2023. Chairwoman Wanda Parrish called the meeting to order and upon roll call those present and absent were as follows:

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

Absent:         Brynn Grant

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 Construction Management Robert Marshall, Director of Asset Management Rafaella Nutini, Management Analyst Tammy Brawner, and Procurement Manager Carl Edwards. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP was also in attendance.

**ELECTION OF OFFICERS**

The Chairwoman stated that the election of officers was in order and called for nominations. (In accordance with the By-Laws of the Housing Authority of Savannah, the Executive Director serves as Secretary to the Board of Commissioners.)

**CHAIRPERSON**

Commissioner Parrish nominated Darrel Daise as Chairman. Commissioner Gresham seconded the nomination. Nominations were then closed. Commissioner Daise was unanimously elected as Chairman.

**VICE CHAIRPERSON**

Commissioner Daise nominated Edward Gresham as Vice Chairman. Commissioner Parrish seconded the nomination. Nominations were then closed. The vote was unanimous in the election of Commissioner Gresham as Vice Chairman.

**TREASURER**

Commissioner Daise nominated Director of Finance Robert Faircloth to serve as Treasurer. The nomination was seconded by Commissioner Parrish and Mr. Faircloth was unanimously elected.

**ASSISTANT SECRETARY**

Commissioner Daise nominated Management Analyst Tammy Brawner to serve as Assistant Secretary. The nomination was seconded by Commissioner Gresham and Ms. Brawner was unanimously elected.

There being no further business, the Chairwoman asked for a motion to close the meeting. The motion was made and seconded by Commissioner Gresham and Commissioner Daise, respectively. The motion passed unanimously, with the Chairwoman declaring the meeting adjourned at 1:20 p.m.

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Secretary

ATTEST:

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Chairman

Approval Date: July 11, 2023

**DRAFT FOR APPROVAL**  
**SPECIAL MEETING**  
**OF THE BOARD OF COMMISSIONERS OF THE**  
**HOUSING AUTHORITY OF SAVANNAH**

**May 18, 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 Room 205 beginning at 9:00 a.m. on Thursday, May 18, 2023. Chairman Darrel Daise called the meeting to order and upon roll call those present and absent were as follows:

Present:       Darrel Daise, Chairman  
                  Edward Gresham, Vice Chairman  
                  Michael Holland  
                  Wanda Parrish

Absent:         Brynn Grant

Also present were Deputy Director Kenneth Clark, Director of Asset Management Rafaella Nutini, and Management Analyst Tammy Brawner.

**LOW INCOME HOUSING TAX CREDIT APPLICATION FOR ASHLEY MIDTOWN I**

Director of Asset Management Rafaella Nutini explained that the current owner of Ashley Midtown I, HAS Partnership I, LP, recently performed a physical needs assessment in the property that identified the need for rehabilitation. The scope of work will include interior renovations with remodeling of kitchen and bathrooms, new flooring, HVAC upgrades, improvement of fire and security systems, installation of EnergyStar refrigerators and dishwashers, and modernization techniques that will improve energy efficiency and meet criteria for certification through the EarthCraft Multifamily Renovation Program. The in-unit scope of work also includes upgrading accessible units to current standards and equipping units designed for the audio/visual impaired. Repair of damaged siding and new asphalt shingles are some of the external improvements planned for this rehabilitation. To finance the rehabilitation, Integral is planning to apply for 9% LIHTC in May 2023. As result of the resyndication process, a new owner entity will be created, to be called Ashley Midtown Partnership I, LP. The new owner is expected to acquire Ashley Midtown I from the current owner at its appraised value.

Ms. Nutini explains HAS's participation in Ashley Midtown I through its affiliate not-for-profit Savannah Community Builders, Inc. that participates as a Special Limited Partner in the current owner entity, HAS Partnership I, LP, with which the Authority has established a long-term Ground Lease, acting as Ground Lessor.

In support of the rehabilitation of Ashley Midtown I, HAS Partnership I, LP will assign the long-term ground lease to the new owner, Ashley Midtown Partnership I, LP, and HAS will consent to the assignment and the assigned ground lease will accompany the tax credit application as evidence of site control, along with HAS's commitment to the assignment of the HAP contract to the new owner.

Ms. Nutini notified the Commissioners that a Memorandum of Understanding has been prepared by HAS and Integral outlining this partnership. The Commissioners had received the MOU for review and consideration prior to the meeting.

After some discussion, in which Ms. Nutini answered the questions of the Commissioners, Commissioner Parrish made a motion to authorization execution of the Memorandum of Understanding with Integral and submit a tax credit application for Ashley Midtown I. Commissioner Gresham seconded the motion and it passed unanimously.

There being no further business, the Chairman adjourned the meeting at 9:45 a.m.

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Secretary

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DRAFT FOR APPROVAL

ATTEST:

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Chairman

Approval Date: July 11, 2023

**DRAFT FOR APPROVAL**  
**SPECIAL MEETING**  
**OF THE BOARD OF COMMISSIONERS OF THE**  
**HOUSING AUTHORITY OF SAVANNAH**

**May 18, 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 B Conference Room beginning at 9:00 a.m. on Thursday, June 1, 2023. Chairman Darrel Daise called the meeting to order and upon roll call those present and absent were as follows:

Present:       Darrel Daise, Chairman  
                  Edward Gresham, Vice Chairman  
                  Michael Holland

Absent:         Brynn Grant

Also present were Deputy Director Kenneth Clark, Director of Assisted Housing Programs Lynn Coleman, Director of Finance Robert Faircloth, Director of Property Management Yolanda Fontaine, Director of Construction Management Robert Marshall, Director of Asset Management Rafaella Nutini, Management Analyst Tammy Brawner, Lead Section 8 Case Manager Sandy Glicken, Procurement Manager Carl Edwards, Information Services Manager Brian Hoenie, and Affordable Housing Compliance Manager Selena Kelly.

**NSPIRE ONSITE TRAINING**

U.S. Inspections Group provided a private onsite training to the Commissioners and HAS staff regarding HUD's shift to NSPIRE property inspections from the USPS standards.

There being no further business, the Chairman adjourned the meeting at 1:00 p.m.

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Secretary

ATTEST:

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Chairman

Approval Date: July 11, 2023

## Consent Agenda Item (B)

### FINANCE

#### BUDGET-VS-ACTUAL REPORT

#### *PERIOD ENDING 05/31/2023*

**NOTE: The report, as shown, is unaudited and is subject to future adjustments and posting reclassifications.**

**All reports are created using a template from HAS's housing software, Tenmast, except for the Section 8 Programs budgets. Due to the duality of the Section 8 Program budgets (program and operations) we have created manual reports for your review.**

#### **CENTRAL OFFICE COST CENTER (COCC) FOR YEAR TO DATE MAY 2023**

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

- Total Revenue reflects a negative cumulative budget variance of \$ 122,820.
  - 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 2024 Audit is completed and HUD approved. The total received is based on each neighborhood that has “excess” cash based on a HUD required calculation that is completed at the end of the year, following the fiscal year approved audit.
  
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 7,086.
- Fund Reports a cumulative loss of \$ 122,696, tracking over budget by \$ 115,734.

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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## **PUBLIC HOUSING (AMP) REPORTING FOR YEAR TO DATE MAY 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 \$ 190,068.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 135,995.

Reports a cumulative profit of \$ 6,881 tracking over budget by 54,074.

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

- Total Revenue reflects a negative cumulative budget variance of \$ 87,672.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 86,489.

Reports a cumulative loss of \$ 1,141, tracking over budget by \$ 1,183.

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

- Total Revenue reflects a negative cumulative budget variance of \$ 121,224.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 87,749.

Reports a cumulative loss of \$ 21,169, tracking over budget by \$ 33,474.

#### *AMP 6 – Yamacraw Village*

- Total Revenue reflects a negative cumulative budget variance of \$ 211,372.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 259,349.

Reports a cumulative profit of \$ 99,583, tracking under budget by \$ 47,977.

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

### **Analysis & Comments**

- Total Revenue reflects a positive cumulative budget variance of \$ 12,834.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 43,807.

Reports a cumulative profit of \$ 62,920, tracking under budget by \$ 56,642.

Annual Replacement Reserve contributions still need to be accrued as of 05/31/2023.

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

### **Analysis & Comments**

- Total Revenue reflects a positive cumulative budget variance of \$ 32,680.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 102,062.

Reports a cumulative profit of \$ 139,530 tracking under budget by \$ 134,742.

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

### **Analysis & Comments**

- Total Revenue reflects a positive cumulative budget variance of \$ 1,690.
- 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 \$ 1,435.

Reports a cumulative profit of \$ 44,502, tracking under budget by \$ 3,123.

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

### *Housing Choice Voucher Program*

- 1) The Administrative Section is reporting a cumulative profit of \$ 18,313, tracking under budget by \$ 53,003.
- 2) HAP Expenses are \$ 4,713,723 year to date. The Program Section is reporting a cumulative loss of \$ 137,551. Program Revenues minus Program HAP Costs are expected to break even by fiscal year end.

### *Shelter Plus Care Program*

- 1) The Administrative Section is reporting a cumulative profit of \$ 8,950, tracking under budget by \$ 12,894.
- 2) HAP Expenses are \$ 174,435 year to date. The Shelter Plus Care Grant Program refunds HAS for its Program Housing Assistance Payments dollar for dollar; therefore, HAS expects to receive reimbursement through a requisition process with HUD throughout the year.

### *Single Room Occupancy*

- 1) The Administrative Section is reporting a cumulative profit of \$ 2,488, reflecting a positive budget variance of \$ 3,182.
- 2) HAP Expenses are \$ 11,026 year to date. The Program Section is reporting a cumulative profit of \$495. 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:	May-23							
	COCC	Public Housing				SCB Kayton, LLC	Local Fund	Local Bond Fund
		Frazier Homes	Patterson and Single Family Homes	Stillwell Towers	Yamacraw Village			
		AMP 2	AMP 3	AMP 4	AMP 6			
<b>Year to Date Administrative Profit/(Loss)</b>	(122,696)	6,881	(1,141)	(21,169)	99,583	62,920	139,530	44,502
<b>Fiscal Year 2023 Unaudited Ending Balance for Unrestricted Net Position:</b>	867,452	1,543,649	343,125	943,583	1,576,311	262,859	12,382,858	2,722,847
<b>Year to Date Balance of Unrestricted Net Position:</b>	<u>744,756</u>	<u>1,550,530</u>	<u>341,984</u>	<u>922,414</u>	<u>1,675,894</u>	<u>325,779</u>	<u>12,522,388</u>	<u>2,767,349</u>

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

Reporting Month: **May-23**

**HAP Fund**

	<b>Housing Choice Voucher Program</b>	<b>Shelter Plus Care Program</b>	<b>Single Room Occupancy Program</b>
	<b>Admin Section</b>	<b>Admin Section</b>	<b>Admin Section</b>
Year to Date Administrative Profit/(Loss)	18,313	8,950	2,488
Fiscal Year 2023 Unaudited Ending Balance for Unrestricted Net Position:	1,968,771	703,094	204,642
Year to Date Balance of Unrestricted Net Position:	<u>1,987,084</u>	<u>712,044</u>	<u>207,130</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 2023 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>18,313</u></u>	<u><u>8,950</u></u>	<u><u>2,488</u></u>

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

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
Total Tenant Revenue	0	0	0	0	0	0
Total Grant Revenue	0	53,776	(53,776)	0	107,552	(107,552)
Total Investment Revenue - Unrestricted	2,225	1,173	1,052	4,262	2,346	1,916
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	3,374	917	2,457	3,999	1,834	2,165
Total Management Fee Revenue	78,759	79,970	(1,211)	157,783	159,940	(2,157)
Total Bookkeeping Fee Revenue	27,938	27,565	373	55,898	55,130	768
Total Asset Management Fee Revenue	0	8,980	(8,980)	0	17,960	(17,960)
Total Admin Fee Revenue	0	0	0	0	0	0
<b>Total Revenue</b>	<b>112,296</b>	<b>172,381</b>	<b>(60,085)</b>	<b>221,942</b>	<b>344,762</b>	<b>(122,820)</b>
<b>Expenses</b>						
Total Administrative	167,792	157,933	(9,859)	291,906	315,866	23,960
Total Tenant Services	0	0	0	0	0	0
Total Utilities	3,623	5,483	1,860	6,821	10,966	4,145
Total Ordinary Maintenance & Operation	20,894	5,161	(15,733)	24,481	10,322	(14,159)
Total Protective Services	0	254	254	137	508	371
Total Insurance Premiums	8,477	5,525	(2,952)	16,117	11,050	(5,067)
Total General Expenses	4,093	1,506	(2,587)	5,176	3,012	(2,164)
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>204,879</b>	<b>175,862</b>	<b>(29,017)</b>	<b>344,638</b>	<b>351,724</b>	<b>7,086</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b><u>(92,583)</u></b>	<b><u>(3,481)</u></b>	<b><u>(89,102)</u></b>	<b><u>(122,696)</u></b>	<b><u>(6,962)</u></b>	<b><u>(115,734)</u></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><u>(92,583)</u></b>	<b><u>(3,481)</u></b>	<b><u>(89,102)</u></b>	<b><u>(122,696)</u></b>	<b><u>(6,962)</u></b>	<b><u>(115,734)</u></b>
Total Asset Purchases	61	875	814	61	1,750	1,689

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

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
Total Tenant Revenue	35,716	34,461	1,255	68,480	68,922	(442)
Total Grant Revenue	117,783	200,470	(82,687)	219,203	400,940	(181,737)
Total Investment Revenue - Unrestricted	1,173	4,572	(3,399)	2,245	9,144	(6,899)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	2,269	3,717	(1,448)	6,445	7,434	(989)
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>156,941</b>	<b>243,220</b>	<b>(86,279)</b>	<b>296,372</b>	<b>486,440</b>	<b>(190,068)</b>
<b>Expenses</b>						
Total Administrative	58,607	77,602	18,995	111,500	155,204	43,704
Total Tenant Services	872	1,399	527	872	2,798	1,926
Total Utilities	16,932	16,167	(765)	22,544	32,334	9,790
Total Ordinary Maintenance & Operation	105,747	99,072	(6,675)	140,545	198,144	57,599
Total Protective Services	0	113	113	0	226	226
Total Insurance Premiums	7,718	8,531	813	15,417	17,062	1,645
Total General Expenses	(1,388)	9,859	11,247	(1,388)	19,718	21,106
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>188,490</b>	<b>212,743</b>	<b>24,253</b>	<b>289,491</b>	<b>425,486</b>	<b>135,995</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>(31,549)</b>	<b>30,477</b>	<b>(62,025)</b>	<b>6,881</b>	<b>60,954</b>	<b>(54,074)</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>(31,549)</b>	<b>30,477</b>	<b>(62,025)</b>	<b>6,881</b>	<b>60,954</b>	<b>(54,074)</b>
Total Asset Purchases	0	30,108	30,108	0	60,216	60,216

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

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
Total Tenant Revenue	30,418	27,939	2,479	60,755	55,878	4,877
Total Grant Revenue	48,412	81,121	(32,709)	74,960	162,242	(87,282)
Total Investment Revenue - Unrestricted	852	2,538	(1,686)	1,632	5,076	(3,444)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	1,344	2,501	(1,157)	3,179	5,002	(1,823)
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>81,026</b>	<b>114,099</b>	<b>(33,073)</b>	<b>140,526</b>	<b>228,198</b>	<b>(87,672)</b>
<b>Expenses</b>						
Total Administrative	35,186	33,998	(1,188)	69,172	67,996	(1,176)
Total Tenant Services	0	1,225	1,225	0	2,450	2,450
Total Utilities	267	3,541	3,274	1,494	7,082	5,588
Total Ordinary Maintenance & Operation	37,993	59,600	21,607	56,179	119,200	63,021
Total Protective Services	165	62	(103)	165	124	(41)
Total Insurance Premiums	7,322	7,879	557	14,658	15,758	1,100
Total General Expenses	0	7,773	7,773	0	15,546	15,546
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>80,933</b>	<b>114,078</b>	<b>33,146</b>	<b>141,667</b>	<b>228,156</b>	<b>86,489</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>94</b>	<b>21</b>	<b>73</b>	<b>(1,141)</b>	<b>42</b>	<b>(1,183)</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	226	226	0	452	452
Total Other Financing Sources (Uses)	0	0	0	0	0	0
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>94</b>	<b>(205)</b>	<b>299</b>	<b>(1,141)</b>	<b>(410)</b>	<b>(731)</b>
Total Asset Purchases	0	17,172	17,172	0	34,344	34,344



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

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
Total Tenant Revenue	42,461	39,325	3,136	84,187	78,650	5,537
Total Grant Revenue	48,493	82,931	(34,438)	99,923	165,862	(65,939)
Total Investment Revenue - Unrestricted	488	1,568	(1,080)	933	3,136	(2,203)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	1,437	30,139	(28,702)	1,659	60,278	(58,619)
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>92,880</b>	<b>153,963</b>	<b>(61,083)</b>	<b>186,702</b>	<b>307,926</b>	<b>(121,224)</b>
<b>Expenses</b>						
Total Administrative	42,049	32,785	(9,264)	77,154	65,570	(11,584)
Total Tenant Services	4,023	6,753	2,730	6,100	13,506	7,406
Total Utilities	4,481	11,387	6,906	11,204	22,774	11,570
Total Ordinary Maintenance & Operation	46,388	72,221	25,833	78,593	144,442	65,849
Total Protective Services	16,645	7,613	(9,032)	19,321	15,226	(4,095)
Total Insurance Premiums	7,761	8,048	287	15,498	16,096	598
Total General Expenses	0	9,003	9,003	0	18,006	18,006
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>121,346</b>	<b>147,810</b>	<b>26,464</b>	<b>207,871</b>	<b>295,620</b>	<b>87,749</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>(28,466)</b>	<b>6,153</b>	<b>(34,619)</b>	<b>(21,169)</b>	<b>12,306</b>	<b>(33,474)</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>(28,466)</b>	<b>6,153</b>	<b>(34,619)</b>	<b>(21,169)</b>	<b>12,306</b>	<b>(33,474)</b>
Total Asset Purchases	0	12,337	12,337	0	24,674	24,674

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

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
Total Tenant Revenue	44,662	30,618	14,044	94,263	61,236	33,027
Total Grant Revenue	143,534	244,887	(101,353)	264,813	489,774	(224,961)
Total Investment Revenue - Unrestricted	3,328	5,703	(2,375)	6,378	11,406	(5,028)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	4,165	15,106	(10,941)	15,802	30,212	(14,410)
Total Management Fee Revenue	0	0	0	0	0	0
Total Bookkeeping Fee Revenue	0	0	0	0	0	0
Total Asset Management Fee Revenue	0	0	0	0	0	0
Total Fees-For-Service Revenue	0	0	0	0	0	0
<b>Total Revenue</b>	<b>195,689</b>	<b>296,314</b>	<b>(100,625)</b>	<b>381,256</b>	<b>592,628</b>	<b>(211,372)</b>
<b>Expenses</b>						
Total Administrative	56,490	67,708	11,218	104,770	135,416	30,646
Total Tenant Services	5,423	4,514	(909)	6,441	9,028	2,587
Total Utilities	13,431	14,980	1,549	19,732	29,960	10,228
Total Ordinary Maintenance & Operation	70,382	155,763	85,381	121,996	311,526	189,530
Total Protective Services	1,999	52	(1,947)	1,999	104	(1,895)
Total Insurance Premiums	14,719	14,660	(59)	28,614	29,320	706
Total General Expenses	(438)	12,834	13,272	(1,877)	25,668	27,545
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>162,006</b>	<b>270,511</b>	<b>108,505</b>	<b>281,673</b>	<b>541,022</b>	<b>259,349</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>33,683</b>	<b>25,803</b>	<b>7,880</b>	<b>99,583</b>	<b>51,606</b>	<b>47,977</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>33,683</b>	<b>25,803</b>	<b>7,880</b>	<b>99,583</b>	<b>51,606</b>	<b>47,977</b>
Total Asset Purchases	0	37,559	37,559	0	75,118	75,118

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

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
Total Tenant Revenue	19,510	20,050	(540)	39,276	40,100	(824)
Total Grant Revenue	75,035	61,854	13,181	139,300	123,708	15,592
Total Investment Revenue - Unrestricted	91	72	19	178	144	34
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	894	1,656	(762)	1,344	3,312	(1,968)
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>95,530</b>	<b>83,632</b>	<b>11,898</b>	<b>180,098</b>	<b>167,264</b>	<b>12,834</b>
<b>Expenses</b>						
Total Administrative	19,851	20,518	667	40,823	41,036	213
Total Tenant Services	3,921	1,771	(2,150)	4,447	3,542	(905)
Total Utilities	7,880	2,182	(5,698)	12,505	4,364	(8,141)
Total Ordinary Maintenance & Operation	34,314	49,315	15,001	46,233	98,630	52,397
Total Protective Services	427	71	(356)	427	142	(285)
Total Insurance Premiums	6,379	6,533	154	12,745	13,066	321
Total General Expenses	0	103	103	0	206	206
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>72,772</b>	<b>80,493</b>	<b>7,721</b>	<b>117,179</b>	<b>160,986</b>	<b>43,807</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>22,758</b>	<b>3,139</b>	<b>19,619</b>	<b>62,920</b>	<b>6,278</b>	<b>56,642</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>22,758</b>	<b>3,139</b>	<b>19,619</b>	<b>62,920</b>	<b>6,278</b>	<b>56,642</b>
 Total Asset Purchases	 0	 167	 167	 0	 334	 334

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

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<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	59,573	74,497	(14,924)	116,966	148,994	(32,028)
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	112,552	37,972	74,580	140,652	75,944	64,708
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>172,125</b>	<b>112,469</b>	<b>59,656</b>	<b>257,618</b>	<b>224,938</b>	<b>32,680</b>
<b>Expenses</b>						
Total Administrative	59,303	101,661	42,358	104,929	203,322	98,393
Total Tenant Services	0	333	333	0	666	666
Total Utilities	0	629	629	0	1,258	1,258
Total Ordinary Maintenance & Operation	6,282	6,929	647	10,321	13,858	3,537
Total Protective Services	0	0	0	0	0	0
Total Insurance Premiums	1,431	315	(1,116)	2,839	630	(2,209)
Total General Expenses	0	208	208	0	416	416
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>67,016</b>	<b>110,075</b>	<b>43,059</b>	<b>118,088</b>	<b>220,150</b>	<b>102,062</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>105,109</b>	<b>2,394</b>	<b>102,715</b>	<b>139,530</b>	<b>4,788</b>	<b>134,742</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>105,109</b>	<b>2,394</b>	<b>102,715</b>	<b>139,530</b>	<b>4,788</b>	<b>134,742</b>
Total Asset Purchases	0	1,167	1,167	0	2,334	2,334

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

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<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	6,062	3,439	2,623	8,311	6,878	1,433
Total Investment Revenue - Restricted	0	0	0	0	0	0
Total Other Revenue	36,348	18,046	18,302	36,348	36,092	256
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>42,411</b>	<b>21,485</b>	<b>20,926</b>	<b>44,660</b>	<b>42,970</b>	<b>1,690</b>
<b>Expenses</b>						
Total Administrative	61	796	735	157	1,592	1,435
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>61</b>	<b>796</b>	<b>735</b>	<b>157</b>	<b>1,592</b>	<b>1,435</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>42,349</b>	<b>20,689</b>	<b>21,659</b>	<b>44,502</b>	<b>41,378</b>	<b>3,123</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>42,349</b>	<b>20,689</b>	<b>21,659</b>	<b>44,502</b>	<b>41,378</b>	<b>3,123</b>
Total Asset Purchases	0	0	0	0	0	0

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

<b>Administrative</b>						
	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
HUD OPER GRNT: FSS Coordinator Receipts	0	15,512	(15,512)	0	31,024	(31,024)
HUD OPER SUBS: HCV ADMIN FEE	196,688	193,000	3,688	393,176	386,000	7,176
Homeownership Admin Fees	0	117	(117)	0	234	(234)
INVSTMT INC-UNRESTRICTED	5,995	12	5,983	11,499	24	11,475
FRAUD- Admin	0	375	(375)	0	750	(750)
Misc Income Account	0	12,863	(12,863)	0	25,726	(25,726)
<b>Total Revenue</b>	<b>202,683</b>	<b>221,879</b>	<b>(19,196)</b>	<b>404,675</b>	<b>443,758</b>	<b>(39,083)</b>
<b>Expenses</b>						
Total Administrative	197,475	227,727	30,252	370,583	455,454	84,871
Total Tenant Services	0	0	0	0	0	0
Total Utilities	1,530	796	(734)	2,909	1,592	(1,317)
Total Ordinary Maintainance & Operation	2,171	4,736	2,565	1,486	9,472	7,986
Total Protective Services	0	252	252	0	504	504
Total Insurance Premiums	5,105	5,713	608	10,316	11,426	1,110
Total General Expenses	0	0	0	1,068	0	(1,068)
Total Interest Expense and Amortization	0	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>206,282</b>	<b>239,224</b>	<b>32,942</b>	<b>386,362</b>	<b>478,448</b>	<b>92,086</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>(3,599)</b>	<b>(17,345)</b>	<b>13,746</b>	<b>18,313</b>	<b>(34,690)</b>	<b>53,003</b>

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

<b>PROGRAM</b>						
	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
HUD OPER GRNTS: HCV	2,437,465	2,104,147	333,318	4,572,543	4,208,294	364,249
FRAUD-HAP	0	375	(375)	0	750	(750)
FSS Forfeiture Income	0	1,547	(1,547)	3,628	3,094	534
<b>Total Revenue</b>	<b>2,437,465</b>	<b>2,106,069</b>	<b>331,396</b>	<b>4,576,171</b>	<b>4,212,138</b>	<b>364,033</b>
<b>Expenses</b>						
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	2,406,446	2,105,661	(300,785)	4,713,723	4,211,320	(502,403)
Total Other Expenses	0	0	0	0	0	0
<b>Total Expenses</b>	<b>2,406,446</b>	<b>2,105,661</b>	<b>(300,785)</b>	<b>4,713,723</b>	<b>4,211,321</b>	<b>(502,403)</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>31,019</b>	<b>408</b>	<b>30,611</b>	<b>(137,551)</b>	<b>817</b>	<b>(138,369)</b>
Total Asset Purchases	48	0	(48)	48	0	(48)

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

<b>Administrative</b>						
	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
ADMIN FEE INCOME: SPC	6,202	-	6,202	12,847	-	12,847
INVSTMT INC-UNRESTRICTED	610	-	610	1,172	-	1,172
<b>Total Revenue</b>	<b>6,812</b>	<b>-</b>	<b>6,812</b>	<b>14,019</b>	<b>-</b>	<b>14,019</b>
<b>Expenses</b>						
Total Administrative	3,224	1,972	(1,252)	5,068	3,944	(1,124)
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>3,224</b>	<b>1,972</b>	<b>(1,252)</b>	<b>5,068</b>	<b>3,944</b>	<b>(1,124)</b>
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>3,587</b>	<b>(1,972)</b>	<b>5,560</b>	<b>8,950</b>	<b>(3,944)</b>	<b>12,894</b>



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

PROGRAM	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
HUD OPER SUBS: SHELTER PLUS CARE GRANTS	88,601	0	88,601	183,522	0	183,522
<b>Total Revenue</b>	<b>88,601</b>	<b>0</b>	<b>88,601</b>	<b>183,522</b>	<b>0</b>	<b>183,522</b>
<b>Expenses</b>						
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	87,440	76,306	(11,134)	174,435	152,612	(21,823)
Total Other Expenses	0	0	0	0	0	0
<b>Total Expenses</b>	<b>87,440</b>	<b>76,306</b>	<b>(11,134)</b>	<b>174,435</b>	<b>152,612</b>	<b>(21,823)</b>
<b>Total Other Financing Sources (Uses)</b>	0	0	0	0	0	0
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>1,161</b>	<b>(76,306)</b>	<b>77,467</b>	<b>9,087</b>	<b>(152,612)</b>	<b>161,699</b>
Total Asset Purchases	0	0	0	0	0	0

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

<b>Administrative</b>							
	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)	
<b>Revenue</b>							
HUD OPER SUBS: SRO ADMIN FEE	1,597	1,470	127	3,193	2,940	253	
INVSTMT INC-UNRESTRICTED	1,214	255	959	2,329	510	1,819	
MISC INC (MISC SOURCES)	0	294	(294)	0	588	(588)	
<b>Total Revenue</b>	<b>2,811</b>	<b>2,019</b>	<b>792</b>	<b>5,522</b>	<b>4,038</b>	<b>1,484</b>	
<b>Expenses</b>							
Total Administrative	1,424	2,314	890	2,653	4,628	1,975	
Total Tenant Services	0	0	0	0	0	0	
Total Utilities	20	7	(13)	40	14	(26)	
Total Ordinary Maintainance & Operation	26	15	(11)	65	30	(35)	
Total Protective Services	0	2	2	0	4	4	
Total Insurance Premiums	131	28	(103)	261	56	(205)	
Total General Expenses	0	0	0	14	0	(14)	
Total Interest Expense and Amortization	0	0	0	0	0	0	
<b>Total Operating Expenses</b>	<b>1,600</b>	<b>2,366</b>	<b>766</b>	<b>3,034</b>	<b>4,732</b>	<b>1,698</b>	
<b>Excess Operating Revenue Over Operating Expenses</b>	<b>1,211</b>	<b>(347)</b>	<b>1,558</b>	<b>2,488</b>	<b>(694)</b>	<b>3,182</b>	

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

PROGRAM	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
<b>Revenue</b>						
HUD OPER SUBS: SRO	5,760	5,180	580	11,521	10,360	1,161
<b>Total Revenue</b>	<b>5,760</b>	<b>5,180</b>	<b>580</b>	<b>11,521</b>	<b>10,360</b>	<b>1,161</b>
<b>Expenses</b>						
Total Depreciation and Amortization	0	0	0	0	0	0
Total Housing Assistance Payments	5,513	5,180	(333)	11,026	10,360	(666)
Total Other Expenses	0	0	0	0	0	0
<b>Total Expenses</b>	<b>5,513</b>	<b>5,180</b>	<b>(333)</b>	<b>11,026</b>	<b>10,360</b>	<b>(666)</b>
<b>Total Other Financing Sources (Uses)</b>	0	0	0	0	0	0
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	<b>247</b>	<b>0</b>	<b>247</b>	<b>495</b>	<b>0</b>	<b>495</b>
Total Asset Purchases	0	0	0	0	0	0

# Consent Agenda Item (C)

## Property and Asset Management Report

### I. Planning Activities

#### **CAPITAL FUND PLANNING INITIATIVE**

Capital Funds are provided annually by the U.S. Department of Housing and Urban Development (HUD) to the Housing Authority of Savannah (“HAS”) for development, modernization, and management improvements of public housing properties. Every five years, HAS is tasked with submitting to HUD a plan describing in detail how it plans to utilize Capital Funds, which include a series of physical improvement projects to be implemented in the next five-year cycle. To produce a *Five-Year Action Plan (5YAP)* congruent with the properties’ needs, HAS contracts third-party inspection companies to conduct complete Physical Needs Assessments (PNA) that describe what components of site, buildings and units will need to be repaired and/or replaced over the next twenty years of operations. PNAs also highlight the properties’ critical needs and provide a cost estimate for the work. Once HAS receives PNA reports, the information is analyzed and combined with other inspections scores and input provided by staff, residents, the Board of Commissioners, and the public, before the 5YAP is submitted to HUD.

A new 5YAP is expected to be submitted to HUD in January 2024. Following the process mentioned above, a PNA has been conducted and Final Reports containing immediate needs of the properties and estimated cost for the work was made available to HAS in May 2023 (with an exception for Yamacraw Village, for which a new PNA is forthcoming). In accordance with the schedule below, the **2024 – 2028 5YAP Draft** should be ready for review by the Board of Commissioners in late September 2023, after consultation with residents is complete.

The Property Management and Asset Management functions of the Housing Authority of Savannah (HAS) seek to operate, preserve, improve, and develop HAS real estate assets through inspired consultation and effective collaboration with HAS staff, residents, public and private partners, and community stakeholders. This summary highlights significant ongoing and planned initiatives for properties HAS manages, which include five conventional public housing properties, three mixed-income tax credit properties, and one Project-Based Voucher property, with a total of **1,513** affordable units.

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<b>Activity</b>	<b>Completion Date (*estimated)</b>	<b>Status</b>
<i>Solicitation for PNA is published</i>	7-Nov-22	Complete
<i>Deadline for receiving responses</i>	7-Dec-22	Complete
<i>PNA vendor selection</i>	12-Dec-22	Complete
<i>Preparation of schedule and project documents</i>	27-Jan-23	Complete
<i>Period for physical assessment of properties</i>	10-Feb-23	Complete
<i>Period for preparation of reports</i>	20-Feb-23	Complete
<i>Delivery of PNA Draft reports to HAS</i>	28-Feb-23	Complete
<i>HAS review of Drafts and consultation with site staff</i>	30-Mar-23	Complete
<i>HAS final submission of comments to vendor</i>	28-Apr-23	Complete
<i>Delivery of Final PNA reports to HAS</i>	31-May-23	Complete
<i>Selection of new members of HAS Resident Advisory Board (RAB)</i>	23-Jun-23	Complete
<i>Conclusion of RAB and resident consultation period for 5YAP</i>	1-Sep-23*	On track
<i>Board of Commissioners 5YAP Workshop</i>	20-Sep-23*	On track
<i>HAS finalization of CFP 5YAP</i>	2-Oct-23*	On track
<i>Publication of 5YAP Draft</i>	1-Nov-23*	On track
<i>Public Comment Period, compilation of responses</i>	1-Jan-24*	On track
<i>Board of Commissioners adoption of 5YAP</i>	9-Jan-24*	On track
<i>EPIC Submission of 2024_2028 CFP Action Plan</i>	10-Jan-24*	On track

5YAP Schedule

The current 5YAP (2019 – 2023) strongly relied on results of the 2019 PNA and is inclusive of projects currently underway, presented in Table 1 below:

<b>Capital Improvement Project</b>	<b>Scope</b>	<b>Contract Amount</b>	<b>Contract Execution</b>	<b>Estimated Completion</b>
<i>Stillwell Towers Elevator Modernization</i>	Replacement of all existing elevator equipment with new energy efficient mechanical, electrical, and technological systems	\$ 1,464,870	August 2022	October 2024
<i>Frazier External Lights</i>	Replacement of photo-cell components for the breezeway lights; Replacement of breezeway lights with energy efficient fixtures with durable/vandal resistant lens covers	\$ 335,850	November 2022	June 2023 (completed)
<i>Frazier MEP</i>	Upgrade of HVAC units, electrical power devices and interior lighting components within the apartment units. Installation of attic access doors	\$ 4,019,507	February 2023	July 2024
<i>Single Family Panels</i>	Relocation of units' electrical panels from an outside exterior wall location to a location within each unit	\$ 427,324	March 2023	September 2023
<i>Stillwell Towers PTACs</i>	Replacement of in-unit PTACs	\$ 424,133	March 2023	September 2023
<i>Stillwell Towers Generator</i>	Replace and Upgrade Emergency Generator	\$ 152,264	April 2023	January 2024

Table 1: Capital Improvement Projects

When Capital Funds become insufficient to cover the needs of a public housing property, and modernization becomes infeasible due to high cost or obsolescence of structures, HUD makes available *Repositioning tools* that assist public housing authorities in obtaining other sources of funds through the conversion of units to the Section 8 platform (the 'Rental Assistance Demonstration' Program) or even through Demolition/Disposition and redevelopment of the site (as authorized under 'Section 18'). HAS has repositioned several of its public housing properties utilizing a mix of demolition and site redevelopment (i.e. Garden Homes, Fellwood 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. Nonetheless, challenges brought by rising housing costs and low housing supply must be recognized by HAS and result in strategic planning for rehabilitation work to be conducted in public housing properties, to avoid unrestricted relocation of residents within the Savannah area. *Five Year Action Plans* also assist HAS in identifying obsolete properties

where rehabilitation is not cost effective. According to the 2019 PNA, Yamacraw Village reached physical obsolescence and could receive HUD approval to be demolished.

## ***YAMACRAW VILLAGE: SECTION 18, DEMOLITION AND DISPOSITION APPLICATION***

Since a Repositioning Plan approval by the Board of Commissioners on June 9, 2020, an application for Demolition and Disposition of Yamacraw Village is being prepared by HAS. The application has several parts and, although a majority is complete, submission is pending due to necessary steps being undertaken in the [Section 106 \(Historic Preservation\)](#) consultation process. HAS's intention is to develop improved housing units on site and work with stakeholders and community partners in creating a holistic redevelopment plan. As part of the planning process and in fulfillment of requirements under Section 18, to date HAS conducted a total of 44 meetings with Yamacraw residents. HAS will continue to update residents and partners regarding the timeline for submission of this application, which now awaits the successful conclusion of the Section 106 Review by the City of Savannah (Responsible Entity under 24 CFR 58), execution of the Environmental Certification, and issuance by HUD of form 7015.16, Authorization to Use Grant Funds.

## **II. New Initiatives**

### ***REQUEST FOR QUALIFICATIONS (RFQ) FOR FAIRCLOTH-TO-RAD PROJECTS***

Public housing authorities are authorized to develop a certain number of public housing units, capped in accordance with the 1998 Faircloth Amendment. The number of public housing units a public housing authority is authorized to own and operate cannot exceed the number of units the authority owned and operated in October 1999. This requirement, known as the "[Faircloth Limit](#)", results in HAS's current ability to develop 757 additional public housing units in Savannah.

With the goal of expanding the supply of affordable housing units, HAS is utilizing its Faircloth availability through current solicitation. On December 27, 2022, HAS issued a Request for Qualifications (RFQ) seeking proposals by qualified Developers and Owners of multifamily rental units interested in developing public housing units with pre-approval for conversion to project-based assistance. This new program, known as Faircloth-to-RAD, was launched by HUD in 2021 offering public housing authorities an opportunity to restore or add units to their housing stock by creating public housing units and converting them to Section 8 through RAD.

HAS hosted a [virtual workshop](#) for partners and potential proposers on [May 8, 2023](#). The deadline for submission of proposals is December 31, 2023.

### ***EAST SAVANNAH GATEWAY TRANSFORMATION***

The East Savannah Gateway is an area for which HAS received a Choice Neighborhood Planning Grant that culminated into a [complete Transformation Plan](#), 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 in the area - Garden Homes, Fred Wessels Homes, Edgar Blackshear Homes, and Robert Hitch Village – and have been repositioned through demolition/ redevelopment or through 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 *18 acres* currently available for redevelopment. HAS is currently evaluating redevelopment options for these properties, which may include new projects arising from the current Faircloth-to-RAD solicitation mentioned above.

Other important pieces of a successful transformation strategy are education and recreation. Committed to a holistic revitalization approach, HAS is furthering the development of an Early Learning Center (ELC) on a portion of the former Robert Hitch Village site. The ELC is a SPLOST-approved (Special Purpose Local Option Sales Tax) project expected to be funded by Chatham County and the City of Savannah to provide enrichment programs that will serve children 0 to 3 years of age. A library is forecasted to be included in the same building. On January 26, 2022, HUD approved HAS request to lease a 9-acre parcel 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 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. The master site plan for the entire project and conceptual design of the ELC became available in May 2023 and underwent review by HAS staff.

### ***THE PINES AT GARDEN CITY***

The Pines at Garden City is a 94-unit affordable housing development located in Garden City, GA. In 2021, the Seattle-based Developer Vitus Group, submitted to HAS an application requesting tax-exempt bonds with the purpose of acquiring and renovating the property. On November 9, 2021, HAS approved an Inducement Resolution declaring its intention to support Vitus initiative issuing tax-exempt bonds to the new Owner, Pines Housing Partners, LP, in an amount not to exceed \$14 million.

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. The partners applied for 4% Low-Income Housing Tax Credits (LIHTC) to DCA in October 2022, aiming to fund part of renovation costs with LIHTC, however the project was not selected. The partners will be preparing a new application for submission in the fall of 2023.

### **III. Financing and Construction Activities**

The Housing Authority of Savannah has issued tax-exempt bonds that supported either the new construction or renovation of income-restricted units. Table 2 presents information on recent deals for which principal balance on the bonds is still outstanding and HAS Issuer Fees are still being collected.



	<b>Bond Inducement Date</b>	<b>Bond Issuance Date</b>	<b>Deal type</b>	<b>Total n° of income-restricted units</b>	<b>Total HAS Bond amount</b>
<b>Woodlands at Montgomery</b>	October 2016	September 2017	New construction	246	\$28.5 mi
<b>Waters at Gateway</b>	April 2018	November 2017	New construction	270	\$23 mi
<b>Westlake Apartments</b>	February 2019	December 2018	Renovation	100	\$21.5 mi
<b>Paradises Forest, Moultrie, and Carrollton</b>	November 2019	February 2020	Renovation	206	\$29.3 mi
<b>SNAP</b>	June 2019	April 2020	Renovation	233	\$56 mi
<b>Ogeechee Place</b>	March 2020	March 2021	New construction	204	\$22 mi
<b>Savannah Summit</b>	February 2020	March 2021	Renovation	138	\$17.5 mi

Table 2: Outstanding Bonds

#### IV. HAS-Managed Operating Properties

Properties managed by HAS are included in Table 3 below, with additional information regarding their performance in the following sections.

Properties	Year of Construction	Number of HAS-Managed Units
Yamacraw Village	1941	315
Simon Frazier Homes	1968	236
Stillwell Towers	1972	211
Pickens Patterson Terrace	1982	76
Single Family Homes	1996	60
<b>Total Conventional PH units</b>		<b>898</b>
Homes The View at Oglethorpe I	2018	72
The View at Oglethorpe II	2018	100
River Pointe	2016	280
<b>Total Mixed Income / LIHTC units</b>		<b>452</b>
Herbert Kayton Homes	1962	163
<b>Total PBV units</b>		<b>163</b>
<b>HAS-MANAGED UNITS</b>		<b>1,513</b>

## CONVENTIONAL PUBLIC HOUSING PROPERTIES

### OCCUPANCY BRIEFINGS AND WORKSHOPS

There were Thirty-seven (40) scheduled eligibility interviews in June 2023. Five (5) 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.

### EVICTIONS/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.

	May	April	March	TOTAL
<b>Abandoned Unit</b>	0	0	1	<b>1</b>
<b>Non Payment of Rent</b>	2	1	1	<b>4</b>
<b>Criminal Activity</b>	1	0	1	<b>2</b>
<b>Other Lease Violations</b>	2	3	1	<b>6</b>
<b>Other Move outs</b>	10	7	8	<b>25</b>
<b>Section 8</b>	4	3	4	<b>11</b>
<b>TOTAL</b>	19	14	16	<b>49</b>

### OCCUPANCY

The attached report provides occupancy rates for each one of the public housing properties as of June 27, 2023.

Neighborhood	Total Units	Total Vacancies	Occupancy As of June 27, 2023
<b>Yamacraw Village</b>	<b>315</b>	<b>126</b>	<b>60%</b>
<b>Horace Stillwell Towers</b>	<b>210</b>	<b>8</b>	<b>96%</b>
<b>Simon Frazier Homes</b>	<b>236</b>	<b>13</b>	<b>94%</b>
<b>Pickens Patterson Terrace</b>	<b>76</b>	<b>7</b>	<b>91%</b>
<b>Single Family Homes</b>	<b>60</b>	<b>3</b>	<b>90%</b>
<b>Total for HAS Public Housing Units</b>	<b>898</b>	<b>157</b>	<b>82.5%</b>

## DELINQUENT ACCOUNTS

PH Neighborhoods	Delinquent Accounts
Frazier Homes	23
Patterson Terrace	7
Single Family Homes	3
Stillwell Towers	7
Yamacraw Village	26
<b>Total</b>	<b>66</b>

## MIXED-INCOME AND RAD PROPERTIES

As seen under the East Savannah Gateway Transformation Section above, redevelopment initiatives resulted in new units built on the former Robert Hitch Village site, with two phases of construction in a new development named The View at Oglethorpe. Also part of this Transformation initiative was the RAD conversion and rehabilitation of Wessels and Blackshear Homes, resulting in a new community named River Pointe.

The RAD program was also beneficial for properties outside the East Savannah Gateway boundaries: in 2018, 163 former public housing units at Herbert Kayton Homes began receiving Project-Based Vouchers.

## THE VIEW AT OGLETHORPE

### 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 **June 27, 2023**, 89% 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 **June 27, 2023**, 92% of units were occupied.

## RIVER POINTE

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 **June 27, 2023**, River Pointe was 94% occupied.

## **HERBERT KAYTON HOMES**

As of **June 27, 2023**, Kayton Homes was 80% occupied, with lease-up of units guided by a site-based waiting list and briefings with applicants.

## Consent Agenda Item (D) RESIDENT SERVICES

### The Seniors at Stillwell Towers have joined A Place to Dream



Resident Services along with the YMCA of Coastal Georgia and its volunteers, continue efforts to deliver beds to deserving children. On Tuesday, June 13, 2023, the team delivered beds to 18 children in our public housing neighborhoods bringing our overall total to 291. In addition to a brand-new bed and bedding, each child received a special gift hand-crafted by the residents of Stillwell Towers. A group of seniors at Stillwell Towers heard about A Place to Dream and decided they wanted to contribute to this awesome endeavor. Stillwell Towers Community Center’s participants worked diligently crocheting beautiful gifts to add a little more sunshine to “A Place to Dream.” The crochet team began working months in advance in preparation for the 2<sup>nd</sup> quarter bed delivery. The team completed over 25 items. The excitement continues as the seniors work to build their inventory for our 3<sup>rd</sup> quarter delivery that is scheduled for September 19, 2023.



### Brown Bag Distribution

Senior residents are more susceptible to hunger, especially toward the end of the month when they have exhausted all their funds. On Monday, June 26, 2023, 80 residents of Stillwell

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

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Towers received Brown Bags (The Emergency Food Assistance Program). These supplements provide needed support to our residents when they are faced with the difficult decision of whether to purchase food or medications. As of June 2023, more than 500 bags have been distributed in our public housing neighborhoods.

### **Senior Citizen's Spotlight (Lunch & Learn)**

On Monday, June 26, 2023, the residents of Stillwell Towers participated in an information session (**Sweets and Treats Informational Seminar**) sponsored by Help at Home. Help at Home is an organization established on the premise of providing alternative support for elderly and disabled individuals who are no longer able to remain independent in their homes. The informative session was designed to introduce support services that will allow our senior and disabled residents of public housing to age gracefully at home. Topics discussed included Personal Care; Household Chores; Meal Preparation; and Money Management. The presenters also shared updates about the "Unwinding of the Medicaid Continuous Enrollment Provisions."

# Consent Agenda Item (E)

## HOUSING CHOICE VOUCHER PROGRAM

As of June 1, 2023, the total leased vouchers are 2,368 and 385 were issued, for a total of 2,753 committed. Also, additional vouchers were issued after June 1<sup>st</sup> for these programs:

- 8 for SPC
- 0 for Mod Rehab
- 13 for Vouchers
- 8 for VASH
- 3 for PBV
- 0 for RAD

Based upon our current numbers as well as the software conversion, we do not plan on sending eligibility letters to applicants on the waiting list until September or October.

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.

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.

	No. Allocated 06/01/2023	No. Committed 04/01/2023	No. Committed 05/01/2023	No. Committed 06/01/2023	No. Available
SPC	112	126	132	129	-17
Mod Rehab	20	19	19	18	2
Vouchers	2735	2723	2743	2753	-18
Portables	-	29	30	30	
VASH	137	94	95	100	37
HCV PBV	271	257	257	255	16
RADPBV	330	276	274	285	45
<b>TOTAL</b>	<b>3605</b>	<b>3495</b>	<b>3520</b>	<b>3540</b>	<b>65</b>

**NUMBER ON WAITING LIST: 1,991**





## Agenda Item No. 2 – *New Business* FLAT RENT SCHEDULE FOR PUBLIC HOUSING

### **RECOMMENDED ACTION:**

Adopt Flat Rent Schedule, as provided.

### **BACKGROUND:**

Effective October 1, 1999, Section 523 of the Public Housing Reform law requires all public housing residents to choose between an income-based rent and a flat rent.

An income-based rent is the resident's rent based on the family's income. It fluctuates as the family's income changes. Flat rents do not fluctuate with changes in family income, but are based on the market rent charged for comparable units in the private unassisted rental market. Flat rents must be based on a rent that would allow the unit to be successfully rented if the development were not located in public housing.

Once a year, the Housing Authority must give each family the opportunity to choose between the two methods for determining the amount of rent payable monthly by the family. There are exceptions for financial hardship cases when the family:

1. Has experienced a decrease in income due to changed circumstances, loss or reduction of employment, death in family, and reduction in or loss of earnings or other assistance
2. Has experienced an increase in expenses due to change in circumstances, as a result of medical costs, childcare, transportation, education, or similar items
3. Such other situations determined by the Housing Authority to be appropriate

Families who are attempting to become economically self-sufficient benefit from the flat rent, which is designed to encourage self-sufficiency and to avoid creating disincentives for continued residency.

### **ANALYSIS:**

To determine flat rents, HUD requires that the Housing Authority consider, at a minimum, the following items: location, quality, size, unit type, age of the unit, amenities, housing services, maintenance, and utilities provided by the Housing Authority.

Based on the review of comparable properties, staff is recommending that the following flat rent schedule for 2023 be adopted.

### **COMMENTS:**

None

## **LEGAL CONSIDERATIONS:**

None

## **FINANCIAL CONSIDERATIONS:**

An analysis was done on comparable properties in our area. The most appropriate Comparable Properties are selected and current values for year built, amenities, and square footage are used to calculate the rents. Finally, adjustments are made for the differences in each category.

## **BOARD CONSIDERATION AND ACTION:**

It is recommended that the Flat Rent Schedule that is provided for 2023 be adopted at Tuesday's meeting.

## HAS FLAT RENT SCHEDULE – July 2023

### 2023 Flat Rent Market Analysis

#### Yamacraw

#### Proposed Flat Rents Monthly

1 Bedroom	2 Bedroom	3 Bedroom
\$787	\$898	\$1,251

#### FMR Calculation

	1 Bedroom	2 Bedroom	3 Bedroom
<b>FMR</b>	\$1,112	\$1,256	\$1,715
<b>FMR x 80%</b>	\$890	\$1,005	\$1,372
<b>Utility Allowance</b>	\$103	\$107	\$121
<b>(FMR x 80%) - Utility Allowance</b>	\$787	\$898	\$1,251

#### Frazier Homes

#### Proposed Flat Rents Monthly

Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$736	\$795	\$902	\$1,261	\$1,489

#### FMR Calculation

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
<b>FMR</b>	\$1,031	\$1,112	\$1,256	\$1,715	\$2,008	\$2,309
<b>FMR x 80%</b>	\$825	\$890	\$1,005	\$1,372	\$1,606	\$1,847
<b>Utility Allowance</b>	\$89	\$95	\$103	\$111	\$117	\$127
<b>(FMR x 80%) - Utility Allowance</b>	\$736	\$795	\$902	\$1,261	\$1,489	\$1,720

**Stillwell Towers****Proposed Flat Rents Monthly**

1 Bedroom	2 Bedroom
\$790	\$898

**FMR Calculation**

	1 Bedroom	2 Bedroom
<b>FMR</b>	\$1,112	\$1,256
<b>FMR x 80%</b>	\$890	\$1,005
<b>Utility Allowance</b>	\$100	\$107
<b>(FMR x 80%) - Utility Allowance</b>	\$790	\$898

**Patterson Terrace****Proposed Flat Rents Monthly**

1 Bedroom	2 Bedroom	3 Bedroom
\$785	\$887	\$1,236

**FMR Calculation**

	1 Bedroom	2 Bedroom	3 Bedroom
<b>FMR</b>	\$1,112	\$1,256	\$1,715
<b>FMR x 80%</b>	\$890	\$1,005	\$1,372
<b>Utility Allowance</b>	\$105	\$118	\$136
<b>(FMR x 80%) - Utility Allowance</b>	\$785	\$887	\$1,236

<b>Single Family Homes</b>		<b>Proposed Flat Rents Monthly</b>	
	3 Bedroom		4 Bedroom
	\$1,206		\$1,420

<b>FMR Calculation</b>			
	3 Bedroom		4 Bedroom
<b>FMR</b>	\$1,715		\$2,008
<b>FMR x 80%</b>	\$1,372		\$1,606
<b>Utility Allowance</b>	\$166		\$186
<b>(FMR x 80%) - Utility Allowance</b>	\$1,206		\$1,420



## **Agenda Item No. 3 – *New Business*** **HURRICANE SEASON PREPARATIONS**

### **RECOMMENDED ACTION:**

Discussion of hurricane season preparedness.

Hurricane season began on June 1<sup>st</sup>. The Director of Property Management will provide a presentation to the Board at the meeting regarding the Housing Authority of Savannah's preparations.

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

Discussion of hurricane season preparedness.