



January 9, 2024

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

Dr. M. Ann Levett
Term Expires: 01/04/2028

Happi Peavey-Guzman
Term Expires: 01/04/2029

Earline Wesley Davis, Executive Director



TENTATIVE AGENDA

REGULAR BOARD OF COMMISSIONERS MEETING

Tuesday, January 9, 2024 12:15 p.m.

HAS Administrative Office, 1407 Wheaton Street, Building A Board Room

MEETING CALL TO ORDER: DARREL DAISE, CHAIRMAN

MOMENT OF SILENCE

1. Consent Agenda*Darrel Daise, Chairman

Recommended Action: Approve

(A) Minutes of November 14, 2023 Regular Meeting

(B) Resident Services Report

(C) Asset and Property Management 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. FY 2024 PHA Plan Certification Tammy Brawner, Management Analyst

Recommended Action: Adopt Board Resolution 01-24-01

3. FY 2024 Capital Fund Program Five-Year Action Plan Rafaella Nutini, Director of Asset Management

Recommendation: Adopt Board Resolution 01-24-02

4. Contract Amendment for Mid Atlantic Renovations..... Rafaella Nutini, Director of Asset Management

Recommendation: Adopt Board Resolution 01-24-03

5. Contract Award for Exterior Windows and Doors Upgrades..... Carl Edwards, Procurement Manager

Recommendation: Adopt Board Resolution 01-24-04

6. Executive Report..... Earline Wesley Davis, Executive Director

7. 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
- Shannell Hardwick, Director of Human Resources
- Rafaella Nutini, Director of Asset Management
- Phillip Taylor, Director of Property 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 November 14, 2023 Regular Meeting	Approve Minutes
(B) Resident Services Report	Receive Report
(C) Asset and Property Management Report	Receive Report

BOARD CONSIDERATION AND ACTION:

Approve Consent Agenda

Consent Agenda Item (A)

MEETING MINUTES

The proposed minutes of the November 14, 2023 regular meeting are presented on the following pages for approval.

The Housing Authority of Savannah is governed by a five-member Board of Commissioners, appointed by the Mayor to serve for five-year terms. The Board of Commissioners holds its meetings on the second Tuesday of the month.

Darrel Daise
Chairman

Edward Gresham
Vice Chairman

Michael Holland

Dr. M. Ann Levett

Happi Peavey-Guzman

DRAFT FOR APPROVAL
REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
November 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 A Board Room beginning at 12:15 p.m. on Tuesday, November 14, 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
 Happi Peavey-Guzman

Absent: Dr. M. Ann Levett

Also present were Executive Director Earline Wesley Davis, Deputy Director Kenneth Clark, Director of Assisted Housing Programs Lynn Coleman, Director of Finance Robert Faircloth, Director of Construction Management Robert Marshall, Director of Asset Management Rafaella Nutini, Director of Property Management Phillip Taylor, Management Analyst Tammy Brawner, Procurement Manager Carl Edwards, and ROSS Service Coordinator Brenda Pollen. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP and Mr. Larry Peavey were also in attendance.

The Chairman opened the meeting with a moment of silence.

ADMINISTRATION OF OATH OF OFFICE TO NEW COMMISSIONER

Chairman Daise administered the oath of office to Happi Peavey-Guzman. The Board and staff all welcomed Commissioner Peavey-Guzman.

APPROVAL OF CONSENT AGENDA

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

ADOPTION OF FINANCE AND ACCOUNTING POLICIES AND PROCEDURES

Director of Finance Robert Faircloth had previously provided the Commissioners with an updated manual *Finance and Accounting Policies and Procedures*. Mr. Faircloth explained that this policy manual updates the comprehensive system of financial management for the organization, related to internal control processes and management of assets. Commissioner Gresham made a motion, seconded by Commissioner Holland, to adopt Board Resolution No. 11-23-01, adopting the policies and procedures. The motion passed unanimously, and the resolution immediately follows these minutes.

ADOPTION OF REVISED PROCUREMENT POLICY

Procurement Manager Carl Edwards addressed the Board regarding two citation changes to the *HAS Procurement Policy* Sections 16.1.6 and 16.3.4, based on a final Code of Federal Regulations rule change. Mr. Edwards explained that this is a citation change only and does not change any policy language. Commissioner Holland made a motion, seconded by Commissioner Gresham, to adopt Board Resolution No. 11-23-02, approving revisions to the current Procurement Policy. The motion passed unanimously, and the resolution follows these minutes.

HAS ANNUAL PHA PLAN

Management Analyst Tammy Brawner notified the Board that the HAS's current Annual Plan for FY 2023 expires on March 31, 2024. Ms. Brawner articulated that HAS staff is currently updating this plan, in collaboration with the HAS Resident Advisory Board. Once complete, the proposed draft of the FY 2024 Annual Plan will be published for a 45-day public review period to begin the week of November 20, and to close with a Public Hearing on January 8, 2024.

The FY 2024 Annual Plan, along with any public comments, will be offered for final review and consideration to the Board of Commissioners ahead of its January 9, 2024 meeting. The Board must approve the plan, via resolution, prior to submission to the HUD Field Office in January.

EXECUTIVE DIRECTOR'S REPORT

Ms. Davis provided a report to the Commissioners that included an introductions by staff; an update on the elevators at Horace Stillwell Towers by Robert Marshall; and a Congressional budget update. Ms. Davis closed her report by bringing Thanksgiving greetings and an invitation to the HAS Employee Appreciation Banquet on December 15.

There being no further business, the Chairman adjourned the meeting at 12:55 p.m.

Secretary

ATTEST:

Chairman

Approval Date: January 9, 2024

Consent Agenda Item (B) RESIDENT SERVICES

Family Self Sufficiency Program's Supportive Services

In a world where healthcare costs continue to rise, accessing essential medication can be a daunting challenge for many of our residents. One remarkable benefit of our FSS Program is that we can provide financial assistance to our participants to attain their goals. Ms. DC is a FSS participant whose goal is to control her diabetes and maintain a Hemoglobin A1C level below seven percent. Ms. DC was recently hospitalized due to her uncontrollable A1C Level. As the FSS Program strives to assist participants to become financially independent, we also want to ensure that one's health is not comprised due to financial constraints.

Through the FSS Program's Supportive Services' component, Ms. DC received financial assistance to purchase her Freestyle Libre Sensor 3 which will provide her with continuous glucose monitoring. The sensor also updates the glucose result every minute and sends it straight to a compatible smartphone. The sensor must be changed every 14 days. This sensor will better help manage the participant's glucose level. To support Ms. DC in reaching her goal of lowering and managing her Diabetes, we were able to provide a six-month supply of the sensors which totaled \$459.72. As Ms. DC strives to live a healthier life while working two jobs to obtain the goal of becoming financially independent, we want to support and encourage her through this process.

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

Consent Agenda Item (C)

Asset and Property Management Report

I. Capital Needs Planning and Investments

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 related to 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 includes 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.

HAS plans to submit a 5YAP to HUD in January 2024. Following the process mentioned above, a PNA has been conducted and Final Reports were made available to HAS, containing immediate needs of the properties and estimated cost for the work. The *2024 – 2028 5YAP Draft* was reviewed by the Board of Commissioners on October 10, 2023, after consultation with residents was complete, and published on November 20, 2023. Public review ends with a public hearing scheduled on January 8, 2024.

The Asset Management and Property 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.

Activity	Completion Date (*estimated)	Status
<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	Complete
<i>Board of Commissioners 5YAP Workshop</i>	10-Oct-23	Complete
<i>Publication of 5YAP Draft</i>	20-Nov-23	Complete
<i>End of Public Comment Period and Public Hearing</i>	8-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

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 under the Rental Assistance Demonstration Program (RAD) and 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, and Robert Hitch Village), and RAD conversions (i.e., Fred Wessels, Edgar Blackshear and Herbert Kayton Homes), and continues to plan the strategic repositioning of properties in accordance with 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 impediments to the relocation of residents within the Savannah area.

FRAZIER HOMES: FOCUS ON PRESERVATION

The 2019 PNA of Frazier Homes identified components in need of immediate replacement, including several electrical components such as power switches, outlets, fire and carbon alarms, HVAC systems, and external lights. Embracing a preservation strategy, HAS has initiated several projects to improve structures and systems at Frazier. In November 2022 HAS entered into a contract with Intex Construction for installation of new external lights. The \$336K contract was partially paid with a \$114K *Safety and Security Grant* awarded to HAS in September 2022. Following completion of the external lights project, HAS was awarded a \$1.8 million HUD grant for completion of remaining items in the electrical scope of work. In February 2023, HAS executed a \$4 million contract with Mid-Atlantic, under which several electrical parts have already been

replaced, and installation of new HVAC units is ongoing. HAS is currently planning repairs of Frazier’s breezeways and staircases, as well as installation of new windows, which should be projects undertaken after August 2024, when the work under the contract with Mid-Atlantic is expected to be completed. In August 2023, HAS submitted to HUD an application to the *Capital At -Risk* Program, aiming to be awarded a \$3 million grant in 2024 that would be utilized for partially financing the breezeway improvement project. Application results are expected to be published in January 2024.

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:

Capital Improvement Project	Scope	Contract Amount	Contract Execution	Estimated Completion
<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 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	August 2024
<i>Single Family Panels</i>	Relocation of units’ electrical panels from an outside exterior wall location to a location within each unit. Incorporation of surge protectors and outside disconnect switches	\$ 524,824	March 2023	February 2024 (extended due to change orders and Georgia Power installation recommendations)
<i>Stillwell Towers Generator</i>	Replace and Upgrade Emergency Generator	\$ 152,264	April 2023	March 2024

Table 1: Capital Improvement Projects

One of the projects recently conducted by HAS was the installation of new PTACs (Packaged Terminal Air Conditioning) in Stillwell Towers units. Successfully completed in September 2023, the \$424K contract with Blackshear Enterprises will be followed by replacement of PTAC sleeves, for which a revised solicitation packet will be issued in January 2024, incorporating scope modifications that result from an architectural assessment.

YAMACRAW VILLAGE: SECTION 18, DEMOLITION AND DISPOSITION APPLICATION

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. 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.

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. A total of 478 new and 280 rehabilitated units are now present in the East Savannah Gateway. The former Robert Hitch Village site currently has two phases of construction in a new development named The View at Oglethorpe. 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. 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. 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 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.

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 which is described in greater detail later in this report.

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-

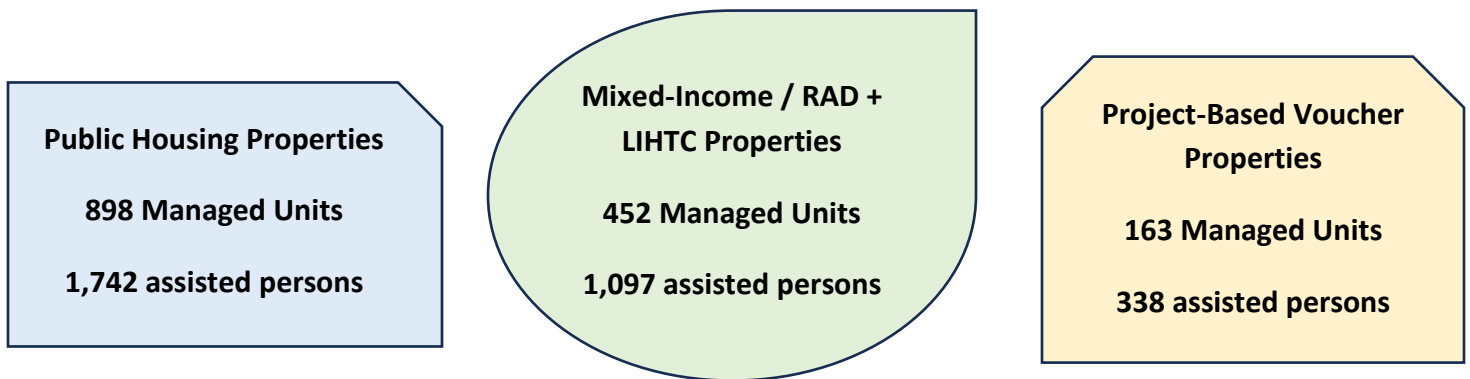
profit entities for development and operations of other facilities that will provide services to residents of HAS owned and/or managed properties. In October 2022, the County entered into an agreement with East Savannah United, YMCA of Coastal Georgia, Live Oak Public Libraries and Goodwill Southeast 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.

II. HAS-Managed Operating Properties

Table 3 below presents information about properties managed by HAS, with their number of units, occupancy rate, and width of assistance.

Properties	Year of Construction	Number of Managed Units	Occupancy as of 1-Jan-24	Number of residents as of 1-Jan-24
Yamacraw Village	1941	315	50%	489
Simon Frazier Homes	1968	236	91%	673
Stillwell Towers	1972	211	96%	204
Pickens Patterson Terrace	1982	76	86%	143
Single Family Homes	1996	60	95%	233
The View at Oglethorpe I	2018	72	88%	164
The View at Oglethorpe II	2018	100	96%	205
River Pointe	2016	280	90%	728
Herbert Kayton Homes	1962	163	71%	338

SUMMARY BY PROPERTY TYPE



1,513 housing units managed by HAS

3,177 persons currently housed in HAS-managed properties

CONVENTIONAL PUBLIC HOUSING PROPERTIES

OCCUPANCY BRIEFINGS AND WORKSHOPS

During the month of December, twenty (20) eligibility interviews were conducted with families interested in becoming public housing residents. Twelve applicants and/or residents were housed and/or transferred this month.

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.

	December	November	October	Trimester TOTAL
Abandoned Unit	2	1	0	3
Non Payment of Rent	1	0	0	6
Criminal Activity	1	1	1	4
Other Lease Violations	1	1	0	2
Other Move outs	9	5	4	32
Section 8	2	2	0	7
TOTAL	16	10	5	54

III. Other Unit Production and Preservation 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 was extended from December 31, 2023, to March 31, 2024.

THE PINES AT GARDEN CITY

The Pines at Garden City is a 94-unit affordable housing development located in Garden City, GA. On September 12, 2023, the HAS Board of Commissioners approved an Inducement Resolution declaring HAS’s official intent to issue tax-exempt housing revenue bonds to the Seattle-based Developer Vitus Group, for the purpose of acquiring and renovating the property. In October 2023, Vitus submitted to the Georgia’s Department of Community Affairs (DCA). Results are expected to be available in the Spring of 2024. Tax credit equity and bond proceeds are forecasted to be the main funding sources for this renovation. 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.

IV. Bond Transactions

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 the principal balance on the bonds is still outstanding and HAS Issuer Fees are still being collected.

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

Table 2: Outstanding Bonds



Agenda Item No. 2 – *New Business* FY 2024 ANNUAL PHA PLAN

RECOMMENDED ACTION:

Adopt the FY 2024 PHA Annual Plan, along with the accompanying HUD Certification Form.

BACKGROUND:

A draft copy of the Housing Authority of Savannah’s 2024 Annual PHA Plan has been enclosed with the meeting material. The Quality Housing and Work Responsibility Act of 1998 requires housing authorities to develop agency plans to notify HUD, the residents and the public of the Housing Authority’s goals, objectives and strategies. The Agency Plan must be updated and submitted annually. Each housing authority must submit agency plans to HUD seventy-five days prior to the start of its fiscal year. The Housing Authority of Savannah must submit its plan by January 16, 2024.

ANALYSIS:

A Resident Advisory Board (RAB) consisting of public housing residents has reviewed the plan. The plan has also been under a 45-day public comment period with a public hearing scheduled for January 8, 2024 to receive comments from the Savannah community. The draft of the plan has also been provided to the City of Savannah’s Community Planning and Development Department and the City Manager must also certify that the Plan is consistent with the City’s Consolidated Plan, prior to submission.

COMMENTS:

At this time, no comments have been received from the RAB or the public. However, if any comments are received by the deadline of the public hearing, they will be shared with the Board at its Tuesday meeting.

LEGAL CONSIDERATIONS:

None

FINANCIAL CONSIDERATIONS:

None

BOARD CONSIDERATION AND ACTION:

The Board resolution to accompany the PHA Plan, approving the submission follows. It is recommended that this resolution, PHA Certification of Compliance with the PHA Plans and Related Regulations (form HUD-50077-ST-HCV-HP) be adopted at Tuesday’s meeting and its execution by the Chairwoman be authorized.

RESOLUTION NO. 01-24-01

**RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF COMMISSIONERS
ADOPTING THE FY 2024 ANNUAL PLAN**

WHEREAS, the Housing Authority of Savannah (HAS) must submit to the U.S. Department of Housing and Urban Development, its Annual Plan (Form HUD-50075-ST) for the fiscal period of 04/01/2024 through 03/31/2025 on or before January 17, 2024; and

WHEREAS, HAS held a series of Resident Advisory Board meetings regarding the plan during October 2023 and November 2023; and

WHEREAS, a duly noticed Public Hearing was held on January 8, 2024 to receive input from the community regarding this plan; and

WHEREAS, the submission of the HAS Annual Plan requires the approval and authorization of the Housing Authority of Savannah Board of Commissioners;

NOW THEREFORE, IT IS HEREBY RESOLVED that the Board of Commissioners of the Housing Authority of Savannah adopts the FY 2024 HAS Annual Plan and authorizes the signatures of the Chairman and Executive Director to form HUD-50077-ST-HCV-HP, which certifies the Plan.

ADOPTED by the Board of Commissioners this 9th day of January, 2024.

HOUSING AUTHORITY OF SAVANNAH

By: _____
Darrel Daise, Chairman

ATTEST:

Earline Wesley Davis, Secretary

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2024, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD’s Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

HOUSING AUTHORITY OF SAVANNAH
PHA Name

GA002
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2024
 5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, 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, 3802).

Name of Executive Director		Name Board Chairman	
Earline Wesley Davis	01/09/2024	Darrel Daise	01/09/2024

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



Agenda Item No. 3 – *New Business* **FY 2024 CAPITAL FUND FIVE YEAR ACTION PLAN**

RECOMMENDED ACTION:

Adopt Board Resolution No. 01-24-02 to authorize submission of the Capital Fund Five Year Action Plan to the U.S. Department of Housing and Urban Development.

BACKGROUND:

The Housing Authority of Savannah (HAS) develops Capital Fund Five Year Action Plans (5YAP) to guide the future deployment of Capital Funds made available annually by the U.S. Department of Housing and Urban Development (HUD) for the development, financing, management improvements, and modernization of public housing developments.

5YAP are the “map” used by HAS to guide staff, as well as HUD, residents, and other important stakeholders, through the plans for physical, administrative, and managerial modifications forecasted for each one of the public housing properties owned and managed by HAS, which are currently a total of five (from the oldest to the youngest: Yamacraw Village, Simon Frazier Homes, Horace Stillwell Towers, Pickens Patterson Terrace, and Single Family Homes).

The previous 5YAP covered years 2019 through 2023, hence, a new one has been prepared for submission in early 2024 forecasting activities and projects that will be undertaken by HAS over the next five years to ensure decent, safe, and sanitary housing for its public housing residents. The development of the 2024 - 2028 Action Plan began several months ago and required the engagement, through formal procurement, with Physical Needs Assessors and Environmental Consultants that have informed HAS about immediate and long-term needs of the properties, as well as methods for improved energy efficiency and sustainability. The new 5YAP also relied on input from residents, HAS staff, and the public.

ANALYSIS:

Rehabilitation work (immediate, plus three years of physical needs) identified in the PNA reports have been scored and prioritized in accordance with (1) the component’s impact on health and safety; (2) previous deficiencies identified in HUD’s Real Estate Assessment Center (REAC) reports; (3) previous recommendations for replacement made in the 2019 PNA; (4) input by residents; and (5) input by site staff. Work items considered high priority were allocated to Years 1 and 2, followed by moderate-priority items in years 3 and 4, and lower-priority items in year 5.

The initial Draft of the 5YAP was made available to the Board of Commissioners during a Workshop held on October 10, 2023, accompanied by a detailed overview of the PNA reports and methodology utilized by staff for prioritizing capital improvement projects and guiding consultation with residents. On November 20, 2023, the Draft 5YAP was also made available to the public, who was offered a 45-day period for comments. The public review period ends with a Public Hearing on January 8, 2024. Comments, if any, will be submitted to HUD along with the 5YAP. The submission of the 5YAP happens electronically through HUD’s Energy and Performance Information Center (EPIC) and must be accompanied by Environmental Review reports for all public housing properties. Prior to submission to HUD, the reports will be made available for review and execution by the City of Savannah, the entity responsible under 24 CFR Part 58 for evaluating the environmental impact of the proposed projects.

LEGAL CONSIDERATIONS:

None

FINANCIAL AND OTHER CONSIDERATIONS:

The development of the 5YAP took into consideration capital fund amounts that HAS forecasts will be made available by HUD on an annual basis. Nonetheless, amounts are formula-driven, based on existing modernization needs and accrual needs of PHAs, and are subject to HUD Budget / Appropriations.

COMMENTS:

The 5YAP is reviewed and submitted along with the HAS Annual Plan so goals and objectives are in alignment.

BOARD CONSIDERATION AND ACTION:

To consider and adopt Board Resolution No. 01-24-02 to authorize submission of the Capital Fund Five Year Action Plan to the U.S. Department of Housing and Urban Development.

RESOLUTION NO. 01-24-02

**RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF COMMISSIONERS
ADOPTING THE FY 2024 CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN**

WHEREAS, the Housing Authority of Savannah (HAS) must submit to the U.S. Department of Housing and Urban Development, its FY 2024 Capital Fund Program Five-Year Action Plan; and

WHEREAS, HAS held a series of resident forums in all public housing neighborhoods in July 2023 and August 2023; and

WHEREAS, HAS held Resident Advisory Board meetings regarding the plan from June 2023 through September 2023; and

WHEREAS, the submission of the Form HUD-50075.2 requires the approval and authorization of the Housing Authority of Savannah Board of Commissioners; and

WHEREAS, the above form must be submitted electronically through HUD’s EPIC system; and

NOW THEREFORE, IT IS HEREBY RESOLVED that the Board of Commissioners of the Housing Authority of Savannah adopts the FY 2024 Capital Fund Program Five-Year Action Plan and authorizes the electronic submission of the Form-HUD-50075.2 to HUD’s EPIC system.

ADOPTED by the Board of Commissioners this 9th day of January, 2024.

HOUSING AUTHORITY OF SAVANNAH

By: _____
Darrel Daise, Chairman

ATTEST:

Earline Wesley Davis, Secretary



Agenda Item No. 4 – *New Business* **SIMON FRAZIER HOMES MEP UPGRADES** **CONTRACT AMENDMENT**

RECOMMENDED ACTION:

Adopt Board Resolution No. 01-24-03 to authorize an amendment to the contract with Mid Atlantic Renovation, Inc.

BACKGROUND:

On February 14, 2023, the Board of Commissioners of the Housing Authority of Savannah (HAS) awarded Mid Atlantic Renovation, Inc. (Mid Atlantic) a contract for replacement and upgrade of electrical components and units of Heating, Ventilation and Air Conditioning (HVAC) in the Simon Frazier Homes neighborhood, comprised of 236 conventional public housing units. Electrical components in the scope of the original contract include wiring, ground-fault circuit interrupters (GFCIs), smoke and fire detectors, and interior lighting. The original contract totaled \$3,793,008.

On May 15, 2023, a first amendment to the contract was approved, incorporating the relocation of HVAC units from the attics to hallway closets, with the purpose of improving safety for HAS maintenance personnel and increasing their efficiency when responding to work orders. This first change order increased the contract amount to \$4,019,507.

Following recommendations from Georgia Power, on December 4, 2023, Mid Atlantic submitted to HAS a proposal for replacement of service breakers and meter packs, which are expected to be more compatible with new electrical components being installed in the units. The new change in scope would result in a total contract amount of \$4,424,727.

ANALYSIS:

Simon Frazier Homes has received significant investment, as result of HAS's preservation strategy. The initiative of replacing electrical parts and HVAC units, combined with the already-completed project that improved the property's external lightning, and other projects in the pipeline expected to replace windows, doors, and breezeways, demonstrate HAS's commitment to self-finance the renovation of this important public housing neighborhood, and preserve units reserved to very low income families. The expansion of the project's scope with addition of new meter packs is a long-term investment expected to minimize technical issues arising from incompatibilities between older meter packs and recently installed electrical components. As of December 2023, 63% of the original scope of work had been completed.

FINANCIAL AND OTHER CONSIDERATIONS:

The cost of the project is eligible to be covered by regular Capital Fund Grants awarded to HAS by the U.S. Department of Housing and Urban Development (HUD). Additionally, in December 2022 HAS was awarded a Special HUD Grant, which provided \$1,863,649 to Simon Frazier Homes for funding this project.

BOARD CONSIDERATION AND ACTION:

The Authority recommends that the Board of Commissioners adopt Board Resolution No. 01-24-03 adopting an amendment to the contract with Mid Atlantic for expansion of scope and incorporation of meter packs.

STATE OF GEORGIA)

CHATHAM COUNTY)

I, Earline Wesley Davis, Secretary of the Housing Authority of Savannah (the "Authority"), DO HEREBY CERTIFY that the attached Resolution of the Authority constitutes a true and correct copy of said Resolution adopted on January 9th, 2024 by the Board of Commissioners of the Authority in a meeting duly called and assembled, and at which a quorum was present and acting throughout, and that the original of said Resolution appears of record in the Minute Book of the Authority, which is in my custody and control.

Given under my hand and seal of the Housing Authority, this 9th day of January, 2024.

EARLINE WESLEY DAVIS, SECRETARY
HOUSING AUTHORITY OF SAVANNAH

(S E A L)

RESOLUTION NO. 01-24-03

RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF COMMISSIONERS APPROVING CONTRACT AMENDMENT FOR MID ATLANTIC RENOVATIONS, INC.

WHEREAS, Simon Frazier Homes (HUD ID GA002000002) is a conventional public housing property with 236 units owned and operated by the Housing Authority of Savannah;

WHEREAS, on February 13, 2023, the Board of Commissioners of the Housing Authority awarded a contract to Mid Atlantic Renovation, Inc. ("Contract") for replacement of electrical components and heating, ventilation, and air conditioning units ("HVAC") in Simon Frazier Homes.

WHEREAS, with the purpose of improving maintenance efficiency, the Contract suffered an Amendment in May 2023 for relocation of HVAC units from attics to closets located in units' hallways;

WHEREAS, new Amendments have been proposed by Mid Atlantic Renovation, Inc., for inclusion of breakers and entire meter packs in the scope of services;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Commissioners of the Housing Authority of Savannah as follows:

The Board of Commissioners does hereby (i) approve the proposed Amendment to contract that raises, in combination with previous change orders, the total contract amount from \$3,793,008 to \$4,424,727; and (ii) authorize and direct the Executive Director, in order to effectuate said Amendment, to execute and deliver any other consents, documents and instruments necessary or desirable in order to carry out the proposed scope.

ADOPTED this 9th day of January, 2024.

Housing Authority of Savannah

By: _____
Darrel Daise, Chairman

(AUTHORITY SEAL)

Attest:

Earline Wesley Davis
Secretary



Agenda Item No. 5 – New Business
CONTRACT AWARD FOR
FRAZIER HOMES/SINGLE FAMILY EXTERIOR
WINDOWS AND DOORS UPGRADES

RECOMMENDED ACTION:

Adopt Board Resolution No. 01-24-04 to award referenced contract.

BACKGROUND:

The Housing Authority of Savannah requires the services of a qualified licensed and bonded contractor to provide and install exterior windows and security screens. This project consists of the complete replacement of windows and installation of security window/door screens within apartment units at Frazier Homes and Single-Family Homes. An Invitation for Bids (IFB) was published on October 13, 2023 through the Housing Agency Marketplace e-Procurement system. Notices were run in the Savannah Morning News and The Savannah Tribune, posted on the HAS and PHADA websites.

ANALYSIS:

One thousand six hundred fifty-two (1652) vendors were notified through the e-Procurement system. Thirty (30) vendors opened and reviewed the IFB documents. Three (3) submissions were received by the deadline on Monday, December 18, 2023 at 3:00 pm. The responsive bids are as follows:

Gibraltar Construction, Inc.	\$4,900,000.00
Mid Atlantic Renovation, Inc.	\$6,260,544.81
Beers Housing, Inc.	\$7,443,252.00

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) Comparison with the top-rated bidder	(2) Comparison with the ICE
	ICE	\$8,589,025.00		
1	Gibraltar Construction, Inc.	\$4,900,000.00		-54%
2	Mid Atlantic Renovation, Inc.	\$6,260,544.81	+24%	-31%
3	Beers Housing, Inc.	\$7,443,252.00	+41%	-14%

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%

and 41% lower than bidder #3, (2) it was 54% 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 adopt Board Resolution No. 01-24-04 to award the contract to Gibraltar Construction, 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.

RESOLUTION NO. 01-24-04

**RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF COMMISSIONERS
AUTHORIZING THE AWARD OF CONTRACT FOR WINDOWS AND DOORS UPGRADES AT
SINGLE FAMILY HOMES AND SIMON FRAZIER HOMES**

WHEREAS, the Housing Authority of Savannah (HAS) requires the services of a qualified licensed and bonded contractor to provide and install exterior windows and security screens for Simon Frazier Homes and Single Family Homes; and

WHEREAS, HAS published an Invitation for Bids (IFB) on October 13, 2023; and

WHEREAS, HAS received three responsive bids in response to the IFB from Gibraltar Construction, Inc., Mid Atlantic Renovation, Inc. and Beers Housing, Inc.; and

WHEREAS, the Gibraltar Construction, Inc. was deemed to the lowest responsive and responsible bidder within the HAS's Independent Cost Estimate for the project;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of HAS hereby awards the contract to Gibraltar Construction, Inc.; and

BE IT FURTHER RESOLVED that HAS staff has the 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.

ADOPTED by the Board of Commissioners this 9th day of January, 2024.

HOUSING AUTHORITY OF SAVANNAH

By: _____
Darrel Daise, Chairman

ATTEST:

Earline Wesley Davis, Secretary