



May 14, 2024

Board of Commissioners Regular Meeting and Annual 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

Administrative Office

1407 Wheaton Street

Savannah, GA 31404



TENTATIVE AGENDA

REGULAR BOARD OF COMMISSIONERS MEETING

Tuesday, May 14, 2024, 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 April 9, 2024 Regular Meeting
- (B) Resident Services Report
- (C) Asset and Property Management Report
- (D) Assisted Housing Programs Report
- (E) Financial 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. SEMAP CertificationLynn Coleman, Director of Assisted Housing Programs

Recommended Action: Adopt Certification and Accompanying Board Resolution No. 05-24-01

3. Make Ready Contract.....Kenneth Clark, Deputy Director

Recommended Action: Adopt Board Resolution No. 05-24-02

4. Flat Rent SchedulePhillip Taylor, Director of Property Management

Recommended Action: Adopt Board Resolution No. 05-24-03

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

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

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

COMMENTS FROM COMMISSIONERS Darrel Daise, Chairman

ADJOURNMENT Darrel Daise, Chairman

***** ANNUAL BOARD OF COMMISSIONERS MEETING TO IMMEDIATELY FOLLOW. *****



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 April 9, 2024 Regular Meeting	Approve Minutes
(B) Resident Services Report	Receive Report
(C) Asset and Property Management Report	Receive Report
(D) Assisted Housing Programs Report	Receive Report
(E) Financial Report	Receive Report

BOARD CONSIDERATION AND ACTION:

Approve Consent Agenda

Consent Agenda Item (A)

MEETING MINUTES

The proposed minutes of the April 9, 2024 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
April 9, 2024

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, April 9, 2024. 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
 Dr. M. Ann Levett

Absent: None

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 Human Resources Shannell Hardwick, Director of Asset Management Rafaella Nutini, Management Analyst Tammy Brawner, and Homeownership Specialist DaShawna Kea. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP, Chief Development Officer Steven Bauhan of the Paces Foundation, and Attorney David Sunshine Hamburger of Georgia Legal Services were also in attendance.

The Chairman opened the meeting with a moment of silence.

APPROVAL OF CONSENT AGENDA

The Consent Agenda included the minutes of the March 12, 2024 regular meeting; Resident Services Report; Asset and Property Management Report; Assisted Housing Programs Report; and Financial Report. Commissioner Gresham made a motion to approve the consent agenda. Commissioner Levett seconded the motion and it passed unanimously.

ADOPTION OF BOND INDUCEMENT RESOLUTION FOR MONTGOMERY LANDING

Director of Asset Management Rafaella Nutini announced that the Paces Foundation had filed an inducement letter application seeking HAS to issue housing revenue bonds in an amount not to exceed \$28 million, the proceeds of which would be used to partially fund the rehabilitation of Montgomery Landing.

Ms. Nutini detailed the planned renovation work at the property and gave an overview of the financing and ownership structure, noting that the HAS Bond Committee had recommended its approval for the bond inducement. After some discussion, Commissioner Peavey-Guzman moved to adopt Board Resolution 04-24-01, which immediately follows these minutes. Commissioner Holland seconded the motion, and the resolution was unanimously adopted.

AMENDMENT TO MASTER PLAN OF WESSELS/HITCH PUD ZONING DISTRICT

Ms. Nutini continued to address the Board of Commissioners shifting focus to a set of contiguous parcels of land owned by the Housing Authority of Savannah that constitute the approved Fred Wessels-Hitch Village Planned Unit Development (PUD) zoning district ordinance. These parcels are within the East Savannah Gateway, for which a Transformation Plan was approved by the City of Savannah in 2014. The Plan, which is a result of a Choice Neighborhood Planning Grant awarded to HAS in 2012, called for a mix of housing, recreation, and education initiatives in the area.

Ms. Nutini stated that HAS currently leases nine acres of land to Chatham County, which in partnership with the City of Savannah will provide funds for development of an Early Learning Center (“ELC”) and a Library on the footprint of Robert Hitch Village. Architects and engineers engaged by Chatham County have delivered site plan recommendations, which include an additional road that would improve traffic flow and safety to students attending the ELC / Library complex (Attachment II). The road, connecting Wheaton Street and Perry Lane, was not contemplated in the approved master plan at the adoption of the Fred Wessels-Hitch Village PUD zoning district ordinance and the ordinance requires City approval of any change to the approved master plan, hence, triggering the need for an application to the City to amend the master plan.

After a lengthy discussion and review of the PUD and architectural renderings, Commissioner Levett made a motion, seconded by Commissioner Peavey-Guzman, to

adopt the following Board Resolution No. 04-24-02, which authorized HAS to submit an application to change the master plan for the Wessels / Hitch Village PUD zoning district. The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Earline Wesley Davis reminded the Commissioners that the Board's Annual Meeting would be held immediately following its next regular meeting, scheduled for May 14, 2024. The meeting would be for the election of officers.

Ms. Davis then informed the Commissioners that HAS was currently undergoing a software conversion to Yardi Systems. She invited Director of Finance Robert Faircloth to give a demonstration of the new software system.

Ms. Davis then concluded her report by inviting the Board to attend CHSA's 35th anniversary celebration on April 19, 2024.

There being no further business, the Chairman adjourned the meeting at 1:30 p.m.

Secretary

ATTEST:

Chairman

Approval Date: May 14, 2024

Consent Agenda Item (B) RESIDENT SERVICES

Senior Citizens Spring Break at Lake Mayer

The sun was shining, the skies were blue, and flowers were starting to bloom. Thursday, April 21, 2024, was a perfect day for a picnic at the lake. Enjoying the outdoors is beneficial for all ages, especially our senior and disabled residents with limited mobility. The residents of Stillwell Towers along with other seniors in our community celebrated a day of fun and fellowship at Lake Mayer located 1850 Montgomery Crossroad.

The Empowerment Center collaborated with several community partners to coordinate an amazing Senior Citizen Spring Break. The participants enjoyed music, dancing, games, door prizes, bingo, information sessions, pet therapy and much more. Special thanks to the sponsors and our community partners for their support. More than 50 Stillwell Residents participated in a relaxed and fun-filled day.



Earth Day 2024- Outdoor Fun

On Friday, April 26, 2024, the residents of Stillwell Towers celebrated our planet with several eco-friendly activities. The activities began with “coffee and conversation.” The residents

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

engaged in a spirited discussion identifying ways to protect and celebrate our planet. The activities continued with several exciting games of bingo. All participants received starter succulent plants and/or seedlings. Planning and nurturing seeds allowed our seniors to experience a hands-on connection with nature in addition to honoring this beautiful planet. The residents later assembled workstations outside in the courtyard where they enjoyed music, crafting, and gardening. The Earth Day events culminated with lunch prepared by Resident Services Staff and delivered to our home-bound seniors with limited mobility.



Housing Choice Voucher (HCV) Homeownership Program in the Community

The Housing Choice Voucher Homeownership Program participated as a vendor at the “Come Get Your Keys” Event on Saturday, May 4, 2024, at 10 a.m. The information session was held at the Savannah Regional Library Auditorium in Savannah, GA. It was hosted by State Representative, Carl Gilliard, chair of the Georgia Legislative Black Caucus. The goal of this event was to introduce the new Georgia Dream’s Peach Plus Loan Program. This initiative provides affordable mortgage financing for eligible homebuyers. In addition, future homeowners gained information from local agencies that offer homeownership assistance in our community and completed a mortgage preapproval application with lenders on-site.

Family Self-Sufficiency (FSS) Enrollment Orientation

The goal of the Family Self-Sufficiency Program is to empower our residents to reach financial independence and secure a brighter future for their families. An FSS information orientation is scheduled for Wednesday, May 22, 2024, at 10:00 am. The event will be held at the Simon Frazier/ Kayton Homes Community Center. The location is 624 West Gwinnett Street. The goal of the session is to encourage current and new public housing residents to enroll in the FSS Program. The orientation will provide the following information regarding the FSS Program:

- Enrollment process
- Goal setting and action plans tailored to resident’s aspirations
- Access to education, job training, and employment opportunities
- Financial coaching and resources for budgeting and saving
- Asset-building strategies for long-term stability
- Supportive Services
- Escrow Initiative

Resident Association Launch

We are thrilled to introduce the launch of our Resident Association for the Simon Frazier Homes community! This initiative aims to bring our residents together, fostering a stronger sense of community and creating a platform for meaningful engagement. The meeting will be held on Wednesday, May 22, 2024, immediately following the FSS Orientation Session.

Resident participation is crucial in shaping the future of our community. Together, we can build a vibrant and supportive community. By coming together, we can address concerns, share ideas, and work towards common goals that enhance the quality of life for everyone. Our goal is to build a vibrant and supportive community.

Georgia BRIGHT Solar Lease Program

Georgia BRIGHT is designed to help low-to-moderate income homeowners in Georgia by using solar power to bring energy cost down through a discounted solar lease program. This service offers solar panels leases through the Capital Good Fund which is a nonprofit Community Development Financial Institution. Capital Good Fund uses federal funding and grants to reduce the cost of installing solar on homeowners' roofs. Homeowners are not required to pay anything upfront. Once the solar panels are installed, participants pay a monthly lease fee based on the size of the home. The potential savings and lease costs will vary based on how much sunlight the home receives and how much energy the household uses. To qualify, Savannah residents must own their home, have a roof in good condition, and meet income requirements. No minimum credit score is required. The Housing Authority of Savannah has partnered with the City of Savannah to host an information session on Wednesday, May 29, 2024, at 6:00 PM. This event is open to the public. The event will be held at the Housing Authority of Savannah, 1407 Wheaton Street Building B. The facilitator will be Ms. Alicia Brown, Interim Director of the Office of Sustainability with the City of Savannah.

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.

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 ended with a public hearing held on January 8, 2024. The submission of the 5YAP to HUD is expected to happen once HAS receives Environmental Review reports executed by the City of Savannah. Prior to executing the reports, the City of Savannah plans to publish Notices of Intent to Request Release of Funds (NOI / RROF), which are mandatory given the historic and/or geographic character of HAS public housing properties. As of April 30, 2024, the City of Savannah is awaiting one final Environmental Report to be made available by environmental consultants, to proceed with publication.

A date for submission of the 5YAP is to be determined.

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	Complete
<i>Board of Commissioners adoption of 5YAP</i>	9-Jan-24	Complete
<i>EPIC Submission of 2024_2028 CFP Action Plan</i>	TBD	Pending

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 initiated several projects to improve structures and systems at Frazier. In November 2022 HAS entered 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. Amendments to the original contract have raised the project cost to \$4.4 million. On January 9, 2024, the Board of Commissioners approved a \$4.9 million contract with Gibraltar for replacement of Windows and Security Screens in Frazier and Single-Family Homes. Other projects in the pipeline are breezeway and accessibility improvements. 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. On February 21, 2024, HUD notified HAS that its application was not funded. A debriefing meeting between HAS and HUD was held on April 11, 2024, to discuss results. HUD informed HAS only troubled agencies were selected for funding.

On March 26, 2024, HAS submitted to HUD an application for *Emergency Safety and Security Grant* (ESSG). If awarded, the \$250,000 grant would be utilized for covering costs associated with the Windows and Security Screens project mentioned above, and would result in improved security in Single Family Homes units. HUD awards ESSG through a lottery system.

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>Frazier MEP II</i>	Replacement of main service breakers and meter packs	\$ 405,221	Change order approval January 2024	November 2024
<i>Monument Signage</i>	Construction of monumental signs at 5 properties	\$94,000	January 2024	May 2024
<i>Frazier and Single-Family Homes Windows and Screen Doors</i>	Replacement of windows and screen doors	\$4,900,0000	February 2024	February 2025

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 solicitation closed on April 8, 2024. Bids are being evaluated and a contract should be established by mid-May 2024.

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 Childhood Learning Center (ECLC) on a portion of the former Robert Hitch Village site. The ELC is a SPLOST-approved (Special

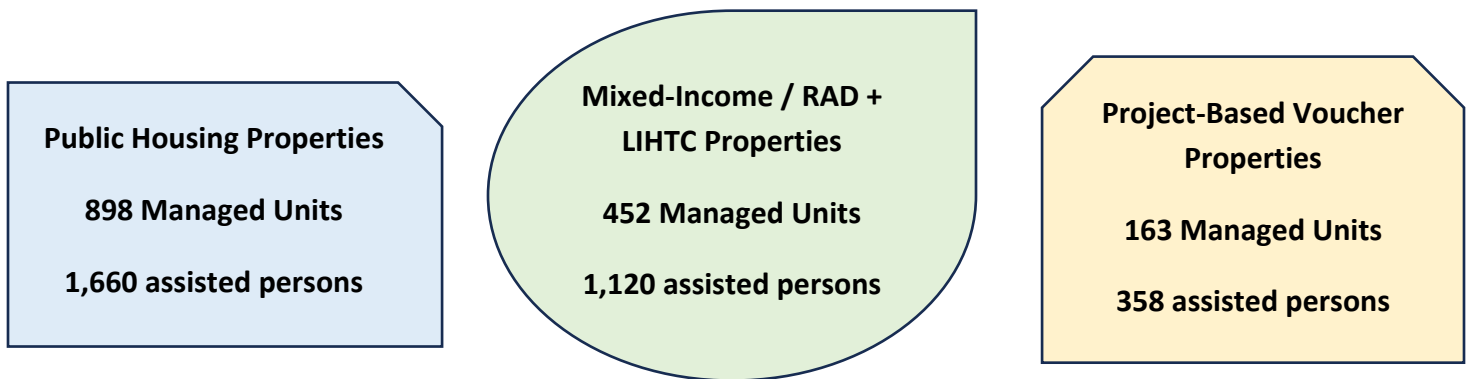
Purpose Local Option Sales Tax) project expected to be funded by Chatham County and the City of Savannah to provide enrichment programs that will serve children 0 to 3 years of age. A library is forecasted to be included in the same building. On January 26, 2022, HUD approved HAS request to lease a 9-acre 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 ECLC became available in May 2023 and underwent review by HAS staff. On April 24, 2024, following approval by the Board of Commissioners, HAS submitted an Amendment Request to the Metropolitan Planning Commission seeking to amend the Planned Unit Development (PUD) zoning ordinance in which the ECLC parcel is located, so the site plan can be approved as designed.

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 30-Apr-24	Number of residents as of 30-Apr-24
Yamacraw Village	1941	315	43%	431
Simon Frazier Homes	1968	236	89%	667
Stillwell Towers	1972	211	94%	199
Pickens Patterson Terrace	1982	76	91%	157
Single Family Homes	1996	60	85%	206
The View at Oglethorpe I	2018	72	90%	201
The View at Oglethorpe II	2018	100	93%	226
River Pointe	2016	280	89%	693
Herbert Kayton Homes	1962	163	74%	358

SUMMARY BY PROPERTY TYPE



1,513 housing units managed by HAS

3,138 persons currently housed in HAS-managed properties

CONVENTIONAL PUBLIC HOUSING PROPERTIES

OCCUPANCY BRIEFINGS AND WORKSHOPS

During the month of April, one hundred and thirty (130) eligibility interviews were conducted with families interested in becoming public housing residents. Ten applicants and/or residents were housed and/or transferred this month.

EVICCTIONS/MOVE-OUTS

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

	April	March	February	Trimester TOTAL
Abandoned Unit	0	0	2	2
Non Payment of Rent	1	0	1	2
Criminal Activity	2	2	1	5
Other Lease Violations	4	0	1	5
Other Move outs	12	6	9	27
Section 8	0	0	2	2
TOTAL	19	8	16	43

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*. Additionally, HAS offered on February 5 and February 26, 2024, an opportunity for interested developers to tour vacant sites owned by HAS and available for redevelopment under this solicitation. The deadline for submission of proposals was recently extended to June 30, 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. HAS, through its affiliate non-profit Savannah Community Builders (SCB), is expected to participate in the ownership of the Pines as a minor member of its general partner, and co-developer. In October 2023, Vitus and SCB submitted to the Georgia’s Department of Community Affairs (DCA) an application for Low-Income Housing Tax Credits (LIHTC). HAS is pleased to announce that the Pines at Garden City was awarded LIHTC, which along with bond proceeds is forecasted to be the main funding source for this renovation.

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

Consent Agenda Item (D)

HOUSING CHOICE VOUCHER PROGRAM

As of April 1, 2024, the total leased Vouchers are 2,481 which is a decrease of 4 from last month. As of October 1, 2023, the numbers in the chart only include **leased** units. The previous numbers included issued vouchers as well as leased.

As you may recall from previous discussions, the utilization for the HCV program is based upon the actual number of vouchers leased **or** the amount of budget authority expended. Although the leased vouchers are considerably less than the allocation, we are spending approximately 98+% of the budget authority.

	No. Allocated 04/01/2024	No. Leased 02/01/2024	No. Leased 03/01/2023	No. Leased 04/01/2024	No. Available
SPC	112	118	119	120	-8
Mod Rehab Vouchers	20	19	18	17	3
Portables	-	30	31	30	
VASH	137	101	102	114	23
HCV PBV	271	244	242	246	25
RADPBV	330	263	267	268	62
TOTAL	3623	3226	3214	3210	413

NUMBER ON WAITING LIST: 1,991

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 September 1, 2023, the Housing Authority of Savannah has been approved to administer 3,623 allocations.

Consent Agenda Item (E)

FINANCE

BUDGET-VS-ACTUAL REPORT

PERIOD ENDING 3/31/2024

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, Yardi, except for the Analysis of Unrestricted and Restricted Net Assets, for which we have created a manual report for your review.

CENTRAL OFFICE COST CENTER (COCC) FOR YEAR TO DATE MARCH 2024

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 737,341.
 - Capital Fund Administration fees is under further review for accruals and is subject to future adjustment postings.
 - 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 negative cumulative budget variance of \$ 628,192.
 - Review for possible reclassification of expenses to other specific programs is still in progress.

- The Property reports a cumulative loss of \$ 1,407,297, tracking over budget by \$ 1,355,033.
 - This total is subject to adjustment from continued review and classification.

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
Property for the fiscal
year.

PUBLIC HOUSING (AMP) REPORTING FOR YEAR TO DATE MARCH 2024

Analysis & Comments

- Grant Revenues from Capital Funds and Capital Funds related to Management Improvements are still subject to adjustment and accruals. 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 \$ 1,039,188.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 668,077.

Reports a cumulative loss of \$ 6,853, tracking over budget by \$ 11,318.

AMP 3 – Pickens Patterson Terrace, Single Family Homes

- Total Revenue reflects a negative cumulative budget variance of \$ 464,735.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 440,407.

Reports a cumulative loss of \$ 28,051, tracking under budget by \$ 173,553.

AMP 4 – Horace Stillwell Towers

- Total Revenue reflects a negative cumulative budget variance of \$ 550,952.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 211,105.

Reports a cumulative loss of \$ 265,970, tracking under budget by \$ 191,802.

AMP 6 – Yamacraw Village

- Total Revenue reflects a negative cumulative budget variance of \$ 1,294,069.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 1,091,201.

Reports a cumulative surplus of \$ 106,791, tracking under budget by \$ 247,845.

SCB KAYTON, LLC FOR YEAR TO DATE MARCH 2024

Analysis & Comments

- Total Revenue reflects a positive cumulative budget variance of \$ 133,061.
- Total Operating Expenses reflect a negative cumulative budget variance of \$ 202,358.

Reports a cumulative loss of \$ 55,807, tracking under budget by \$ 91,517.

The Annual Replacement Reserve contribution of \$ 195,600 has been completed for FY2024.

LOCAL FUND FOR YEAR TO DATE MARCH 2024

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 202,257.
 - Total revenues are still subject to posting of accruals.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 190,365.

Reports a cumulative surplus of \$ 16,838, tracking under budget by \$ 2,108.

BOND FUND FOR YEAR TO DATE MARCH 2024

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 52,660.
 - Total revenues are still subject to posting of accruals.
- 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 \$ 8,173.

Reports a cumulative surplus of \$ 203,783, tracking over budget by \$ 44,487.

HOUSING ASSISTANCE PAYMENTS PROGRAMS FOR YEAR TO DATE MARCH 2024

Housing Choice Voucher Program

- 1) The Administrative Section is reporting a cumulative surplus of \$ 246,061, tracking under budget by \$ 454,005.
- 2) HAP Expenses are \$ 28,512,477 year to date. The Program Section is reporting a cumulative surplus of \$ 2,959,268, tracking under budget by \$ 2,975,937. Program receipts from HUD Held reserves needed to cover previous funding short falls will be reclassified. Program Revenues minus Program HAP Costs are expected to break even by the fiscal year end.

Shelter Plus Care Program

- 1) The Administrative Section is reporting a cumulative surplus of \$ 19,086, tracking under budget by \$ 29,754.
- 2) HAP Expenses are \$ 1,248,352 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 surplus of \$ 7,325, reflecting a positive budget variance of \$ 18,068.
- 2) HAP Expenses are \$ 69,140 year to date. The Program Section is reporting a cumulative profit of \$5,616. 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 2024 Analysis of Unrestricted & Restricted Net Assets
****Supplemental Report to the Monthly Budget vs Actual Financial Report****
(unaudited and subject to future adjustment)

Reporting Month:	March-24							
	COCC	Public Housing				SCB Kayton, LLC	Local Fund	Local Bond Fund
		Frazier Homes	Patterson and Single Family Homes	Stillwell Towers	Yamacraw Village			
		AMP 2	AMP 3	AMP 4	AMP 6			
Year to Date Administrative Profit/(Loss)	(1,407,297)	(6,853)	(28,051)	(265,970)	106,791	(55,807)	16,838	203,783
Fiscal Year 2023 Audited Ending Balance for Unrestricted Net Position:	867,452	1,543,649	343,125	983,176	1,576,311	262,859	12,382,858	2,722,847
Year to Date Balance of Unrestricted Net Position:	<u>(539,845)</u>	<u>1,536,796</u>	<u>315,074</u>	<u>717,206</u>	<u>1,683,102</u>	<u>207,052</u>	<u>12,399,696</u>	<u>2,926,630</u>

FYE 2024 Analysis of Unrestricted & Restricted Net Assets
****Supplemental Report to the Monthly Budget vs Actual Financial Report****
 (unaudited and subject to future adjustment)

Reporting Month: **March-24**

HAP Fund

	Housing Choice Voucher Program	Shelter Plus Care Program	Single Room Occupancy Program
	Admin Section	Admin Section	Admin Section
Year to Date Administrative Profit/(Loss)	246,061	19,086	7,325
Fiscal Year 2023 Unaudited Ending Balance for Unrestricted Net Position:	2,006,843	703,094	204,642
Year to Date Balance of Unrestricted Net Position:	<u>2,252,904</u>	<u>722,180</u>	<u>211,967</u>
	Program Section	Program Section	Program Section
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>246,061</u></u>	<u><u>19,086</u></u>	<u><u>7,325</u></u>

HOUSING AUTHORITY OF SAVANNAH, GA

Central Office Cost Center

For March 2024

FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Total Tenant Revenue	-	-	-	-	-	-
Total Grant Revenue	14,253	53,775	(39,522)	14,253	645,311	(631,058)
Total Investment Revenue - Unrestricted	2,567	1,168	1,399	26,056	14,071	11,985
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	7,796	913	6,883	16,136	11,000	5,136
Total Property Management Fee Revenue	76,031	79,965	(3,934)	935,358	959,635	(24,277)
Total Bookkeeping Fee Revenue	28,237	27,565	672	339,413	330,780	8,633
Total Asset Management Fee Revenue	-	8,980	(8,980)	-	107,760	(107,760)
<i>Total Revenue</i>	128,884	172,366	(43,482)	1,331,216	2,068,557	(737,341)
EXPENSES						
Total Administrative	108,876	157,897	49,021	2,384,989	1,895,171	(489,818)
Total Tenant Services	-	-	-	-	-	-
Total Utilities	6,151	5,813	(338)	57,178	69,657	12,479
Total Maintenance and Operations	36,463	6,088	(30,375)	209,885	73,078	(136,807)
Total Protective Services	-	249	249	1,437	3,043	1,606
Total Insurance Premiums	5,705	5,528	(177)	74,603	66,303	(8,300)
Total General Expenses	(7,972)	253	8,225	10,421	3,069	(7,352)
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	-	-	-	-	-	-
<i>Total Operating Expenses</i>	149,223	175,828	26,605	2,738,513	2,110,321	(628,192)
<i>Excess (Deficiency) of Revenue Over Operating Expenses</i>	(20,339)	(3,462)	(16,877)	(1,407,297)	(41,764)	(1,365,533)
Total Depreciation and Amortization	-	-	-	-	-	-
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	875	875	-	10,500	10,500
Total Asset Purchases	-	-	-	-	-	-
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	(20,339)	(4,337)	(16,002)	(1,407,297)	(52,264)	(1,355,033)

HOUSING AUTHORITY OF SAVANNAH, GA

Simon Frazier Homes

For March 2024

FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Total Tenant Revenue	40,841	37,135	3,706	444,610	445,697	(1,087)
Total Grant Revenue	158,897	200,467	(41,570)	1,414,083	2,405,637	(991,554)
Total Investment Revenue - Unrestricted	1,336	4,570	(3,234)	13,913	54,862	(40,949)
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	57	1,032	(975)	6,830	12,428	(5,598)
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
<i>Total Revenue</i>	201,131	243,204	(42,073)	1,879,436	2,918,624	(1,039,188)
EXPENSES						
Total Administrative	84,331	50,759	(33,572)	606,061	609,339	3,278
Total Tenant Services	3,303	3,178	(125)	47,737	38,015	(9,722)
Total Utilities	43,777	26,644	(17,133)	274,036	319,838	45,802
Total Maintenance and Operations	75,995	121,434	45,439	809,397	1,457,252	647,855
Total Protective Services	-	107	107	1,305	1,350	45
Total Insurance Premiums	8,730	8,523	(207)	104,635	102,364	(2,271)
Total General Expenses	-	2,048	2,048	2,642	24,708	22,066
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	5,764	-	(5,764)	38,976	-	(38,976)
<i>Total Operating Expenses</i>	221,900	212,693	(9,207)	1,884,789	2,552,866	668,077
<i>Excess (Deficiency) of Revenue Over Operating Expenses</i>	(20,769)	30,511	(51,280)	(5,353)	365,758	(371,111)
Total Depreciation and Amortization	-	-	-	-	-	-
Total Other Expenses	-	-	-	1,500	-	(1,500)
Total Other Financing Sources	-	3,375	3,375	-	40,500	40,500
Total Asset Purchases	-	26,730	26,730	-	320,793	320,793
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	(20,769)	406	(21,175)	(6,853)	4,465	(11,318)

HOUSING AUTHORITY OF SAVANNAH, GA
Patterson Terrace Homes, Single Family Homes
For March 2024
FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Total Tenant Revenue	36,036	28,564	7,472	443,592	342,625	100,967
Total Grant Revenue	65,194	81,106	(15,912)	442,617	973,437	(530,820)
Total Investment Revenue - Unrestricted	970	2,531	(1,561)	10,052	30,449	(20,397)
Total Investment Revenue - Restricted	-	287	(287)	-	3,422	(3,422)
Total Other Revenue	373	1,902	(1,529)	11,618	22,681	(11,063)
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
<i>Total Revenue</i>	102,573	114,390	(11,817)	907,879	1,372,614	(464,735)
EXPENSES						
Total Administrative	35,211	31,689	(3,522)	372,189	380,279	8,090
Total Tenant Services	-	616	616	1,796	7,491	5,695
Total Utilities	10,914	5,609	(5,305)	75,238	67,506	(7,732)
Total Maintenance and Operations	64,285	64,707	422	363,748	776,924	413,176
Total Protective Services	-	66	66	679	748	69
Total Insurance Premiums	7,573	7,888	315	89,437	94,557	5,120
Total General Expenses	-	3,443	3,443	6,600	41,382	34,782
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	2,551	-	(2,551)	18,793	-	(18,793)
<i>Total Operating Expenses</i>	120,534	114,018	(6,516)	928,480	1,368,887	440,407
<i>Excess (Deficiency) of Revenue Over Operating Expenses</i>	(17,961)	372	(18,333)	(20,601)	3,727	(24,328)
Total Depreciation and Amortization	-	-	-	-	-	-
Total Other Expenses	-	221	221	7,450	2,707	(4,743)
Total Other Financing Sources	-	2,039	2,039	-	24,578	24,578
Total Asset Purchases	-	14,828	14,828	-	178,046	178,046
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	(17,961)	(16,716)	(1,245)	(28,051)	(201,604)	173,553

HOUSING AUTHORITY OF SAVANNAH, GA

Horace Stillwell Towers

For March 2024

FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Total Tenant Revenue	44,339	39,609	4,730	524,509	475,209	49,300
Total Grant Revenue	67,213	82,936	(15,723)	655,465	995,177	(339,712)
Total Investment Revenue - Unrestricted	547	1,572	(1,025)	5,782	18,820	(13,038)
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	530	29,868	(29,338)	110,870	358,372	(247,502)
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
<i>Total Revenue</i>	112,629	153,985	(41,356)	1,296,626	1,847,578	(550,952)
EXPENSES						
Total Administrative	53,322	29,054	(24,268)	542,754	348,824	(193,930)
Total Tenant Services	6,469	6,747	278	55,471	81,030	25,559
Total Utilities	17,062	13,430	(3,632)	158,059	161,160	3,101
Total Maintenance and Operations	112,126	79,464	(32,662)	552,078	953,491	401,413
Total Protective Services	24,685	7,614	(17,071)	151,139	91,357	(59,782)
Total Insurance Premiums	8,575	8,053	(522)	103,095	96,581	(6,514)
Total General Expenses	-	3,429	3,429	-	41,258	41,258
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	-	-	-	-	-	-
<i>Total Operating Expenses</i>	222,239	147,791	(74,448)	1,562,596	1,773,701	211,105
<i>Excess (Deficiency) of Revenue Over Operating Expenses</i>	(109,610)	6,194	(115,804)	(265,970)	73,877	(339,847)
Total Depreciation and Amortization	-	-	-	-	-	-
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	3,163	3,163	-	38,000	38,000
Total Asset Purchases	-	9,175	9,175	-	110,045	110,045
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	(109,610)	(6,144)	(103,466)	(265,970)	(74,168)	(191,802)

HOUSING AUTHORITY OF SAVANNAH, GA

Yamacraw Village

For March 2024

FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Total Tenant Revenue	36,317	44,320	(8,003)	504,769	531,818	(27,049)
Total Grant Revenue	158,414	244,882	(86,468)	1,628,908	2,938,639	(1,309,731)
Total Investment Revenue - Unrestricted	8,518	5,706	2,812	66,906	68,439	(1,533)
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	16,301	1,413	14,888	61,123	16,879	44,244
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
<i>Total Revenue</i>	219,550	296,321	(76,771)	2,261,706	3,555,775	(1,294,069)
EXPENSES						
Total Administrative	65,036	63,433	(1,603)	707,265	761,152	53,887
Total Tenant Services	4,804	4,499	(305)	40,435	54,153	13,718
Total Utilities	38,440	23,415	(15,025)	304,317	281,057	(23,260)
Total Maintenance and Operations	160,398	161,761	1,363	864,340	1,941,176	1,076,836
Total Protective Services	-	56	56	15,196	628	(14,568)
Total Insurance Premiums	13,286	14,676	1,390	166,287	175,936	9,649
Total General Expenses	-	2,666	2,666	4,872	32,014	27,142
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	8,272	-	(8,272)	52,203	-	(52,203)
<i>Total Operating Expenses</i>	290,236	270,506	(19,730)	2,154,915	3,246,116	1,091,201
<i>Excess (Deficiency) of Revenue Over Operating Expenses</i>	(70,686)	25,815	(96,501)	106,791	309,659	(202,868)
Total Depreciation and Amortization	-	-	-	-	-	-
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	4,212	4,212	-	50,500	50,500
Total Asset Purchases	-	33,352	33,352	-	400,213	400,213
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	(70,686)	(11,749)	(58,937)	106,791	(141,054)	247,845

HOUSING AUTHORITY OF SAVANNAH, GA

SCB Kayton

For March 2024

FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Total Tenant Revenue	85,722	81,896	3,826	1,068,334	982,840	85,494
Total Grant Revenue	-	-	-	(7,383)	-	(7,383)
Total Investment Revenue - Unrestricted	124	76	48	1,246	868	378
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	1	1,656	(1,655)	74,444	19,872	54,572
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
<i>Total Revenue</i>	85,847	83,628	2,219	1,136,641	1,003,580	133,061
EXPENSES						
Total Administrative	41,837	20,501	(21,336)	287,543	246,199	(41,344)
Total Tenant Services	1,737	1,761	24	23,601	21,242	(2,359)
Total Utilities	28,049	4,572	(23,477)	188,361	54,963	(133,398)
Total Maintenance and Operations	93,712	47,127	(46,585)	572,227	565,733	(6,494)
Total Protective Services	-	68	68	1,794	849	(945)
Total Insurance Premiums	7,450	6,546	(904)	89,230	78,409	(10,821)
Total General Expenses	-	35	35	7,472	475	(6,997)
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	-	-	-	-	-	-
<i>Total Operating Expenses</i>	172,785	80,610	(92,175)	1,170,228	967,870	(202,358)
<i>Excess (Deficiency) of Revenue Over Operating Expenses</i>	(86,938)	3,018	(89,956)	(33,587)	35,710	(69,297)
Total Depreciation and Amortization	-	-	-	-	-	-
Total Other Expenses	22,220	-	(22,220)	22,220	-	(22,220)
Total Other Financing Sources	-	-	-	-	-	-
Total Asset Purchases	-	-	-	-	-	-
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	(109,158)	3,018	(112,176)	(55,807)	35,710	(91,517)

HOUSING AUTHORITY OF SAVANNAH, GA

Local Fund

For March 2024

FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Total Tenant Revenue	-	-	-	-	-	-
Total Grant Revenue	-	-	-	-	-	-
Total Investment Revenue - Unrestricted	9,195	30,800	(21,605)	98,606	369,578	(270,972)
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	60,868	62,753	(1,885)	749,955	753,113	(3,158)
Total Property Management Fee Revenue	12,195	8,878	3,317	109,442	106,481	2,961
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	10,703	10,039	664	189,358	120,446	68,912
<i>Total Revenue</i>	92,961	112,470	(19,509)	1,147,361	1,349,618	(202,257)
EXPENSES						
Total Administrative	305,524	101,635	(203,889)	1,041,191	1,219,906	178,715
Total Tenant Services	-	337	337	2,604	4,000	1,396
Total Utilities	-	656	656	-	7,850	7,850
Total Maintenance and Operations	4,975	7,112	2,137	68,056	85,344	17,288
Total Protective Services	-	-	-	-	-	-
Total Insurance Premiums	1,455	323	(1,132)	18,111	3,788	(14,323)
Total General Expenses	-	-	-	561	-	(561)
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	-	-	-	-	-	-
<i>Total Operating Expenses</i>	311,954	110,063	(201,891)	1,130,523	1,320,888	190,365
<i>Excess (Deficiency) of Revenue Over Operating Expenses</i>	(218,993)	2,407	(221,400)	16,838	28,730	(11,892)
Total Depreciation and Amortization	-	-	-	-	-	-
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	1,163	1,163	-	14,000	14,000
Total Asset Purchases	-	-	-	-	-	-
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	(218,993)	1,244	(220,237)	16,838	14,730	2,108

HOUSING AUTHORITY OF SAVANNAH, GA

Bond Fund

For March 2024

FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Total Tenant Revenue	-	-	-	-	-	-
Total Grant Revenue	-	-	-	-	-	-
Total Investment Revenue - Unrestricted	13,898	3,436	10,462	79,362	41,265	38,097
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	23,859	18,049	5,810	125,798	216,555	(90,757)
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
<i>Total Revenue</i>	37,757	21,485	16,272	205,160	257,820	(52,660)
EXPENSES						
Total Administrative	216	794	578	53,118	9,550	(43,568)
Total Tenant Services	-	-	-	-	-	-
Total Utilities	-	-	-	-	-	-
Total Maintenance and Operations	-	-	-	-	-	-
Total Protective Services	-	-	-	-	-	-
Total Insurance Premiums	-	-	-	-	-	-
Total General Expenses	-	-	-	(51,741)	-	51,741
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	-	-	-	-	-	-
<i>Total Operating Expenses</i>	216	794	578	1,377	9,550	8,173
<i>Excess (Deficiency) of Revenue Over Operating Expenses</i>	37,541	20,691	16,850	203,783	248,270	(44,487)
Total Depreciation and Amortization	-	-	-	-	-	-
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-	-
Total Asset Purchases	-	-	-	-	-	-
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	37,541	20,691	16,850	203,783	248,270	(44,487)

HOUSING AUTHORITY OF SAVANNAH, GA
Housing Choice Voucher - Administrative
For March 2024
FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
HUD Operating Grant: FSS Coordinator Receipts	-	15,517	(15,517)	142,353	186,149	(43,796)
HUD Operating Subs: HCV Admin Fee	209,948	193,000	16,948	2,767,113	2,316,000	451,113
Homeownership Admin Fee Income	-	113	(113)	-	1,400	(1,400)
Investment Revenue - Unrestricted	6,901	16	6,885	70,503	148	70,355
Fraud - Admin	824	375	449	3,775	4,500	(725)
Misc Income Account	58	12,874	(12,816)	235	154,466	(154,231)
<i>Total Revenue</i>	217,731	221,895	(4,164)	2,983,979	2,662,663	321,316
EXPENSES						
Total Administrative	265,706	227,658	(38,048)	2,609,484	2,732,644	123,160
Total Tenant Services	350	-	(350)	350	-	(350)
Total Utilities	726	1,067	341	19,780	12,826	(6,954)
Total Maintenance and Operations	9,909	4,451	(5,458)	25,657	53,544	27,887
Total Protective Services	-	257	257	-	3,029	3,029
Total Insurance Premiums	5,747	5,721	(26)	73,925	68,564	(5,361)
Total General Expenses	(9,503)	-	9,503	8,722	-	(8,722)
Total Interest Expense	-	-	-	-	-	-
<i>Total Operating Expenses</i>	272,935	239,154	(33,781)	2,737,918	2,870,607	132,689
<i>Excess Operating Revenue Over Operating Expenses</i>	(55,204)	(17,259)	(37,945)	246,061	(207,944)	454,005

HOUSING AUTHORITY OF SAVANNAH, GA
Housing Choice Voucher - Program
For March 2024
FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
HUD Operating Grants: HCV	3,959,603	2,104,143	1,855,460	31,475,467	25,249,760	6,225,707
Fraud-HAP	-	375	(375)	-	4,500	(4,500)
FSS Forfeiture Income	(7,350)	1,550	(8,900)	(3,722)	18,556	(22,278)
<i>Total Revenue</i>	3,952,253	2,106,068	1,846,185	31,471,745	25,272,816	6,198,929
EXPENSES						
Total Housing Assistance Payments	2,201,041	2,105,665	(95,376)	27,302,248	25,267,925	(2,034,323)
Total Depreciation and Amortization	-	-	-	-	-	-
Total Other Expenses	-	1,793	1,793	1,210,229	21,560	(1,188,669)
<i>Total Expenses</i>	2,201,041	2,107,458	(93,583)	28,512,477	25,289,485	(3,222,992)
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	1,751,212	(1,390)	1,752,602	2,959,268	(16,669)	2,975,937

HOUSING AUTHORITY OF SAVANNAH, GA
Shelter Plus Care - Administrative
For March 2024
FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Admin Fee Revenue: SPC	(4,025)	5,392	(9,417)	75,833	64,704	11,129
Investment Revenue - Unrestricted	667	-	667	7,044	-	7,044
<i>Total Revenue</i>	(3,358)	5,392	(8,750)	82,877	64,704	18,173
EXPENSES						
Total Administrative	6,751	6,292	(459)	61,974	75,372	13,398
Total Tenant Services	-	-	-	-	-	-
Total Utilities	-	-	-	-	-	-
Total Maintenance and Operations	-	-	-	27	-	(27)
Total Protective Services	-	-	-	-	-	-
Total Insurance Premiums	327	-	(327)	1,790	-	(1,790)
Total General Expenses	-	-	-	-	-	-
Total Interest Expense	-	-	-	-	-	-
<i>Total Operating Expenses</i>	7,078	6,292	(786)	63,791	75,372	11,581
<i>Excess Operating Revenue Over Operating Expenses</i>	(10,436)	(900)	(9,536)	19,086	(10,668)	29,754

HOUSING AUTHORITY OF SAVANNAH, GA
 Shelter Plus Care - Program
 For March 2024
 FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
HUD Operating Subs: Shelter Plus Care Grants	-	76,300	(76,300)	1,140,828	915,666	225,162
<i>Total Revenue</i>	-	76,300	(76,300)	1,140,828	915,666	225,162
EXPENSES						
Total Housing Assistance Payments	117,363	76,300	(41,063)	1,248,352	915,666	(332,686)
Total Depreciation and Amortization	-	-	-	-	-	-
Total Other Expenses	-	-	-	-	-	-
<i>Total Expenses</i>	117,363	76,300	(41,063)	1,248,352	915,666	(332,686)
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	(117,363)	-	(117,363)	(107,524)	-	(107,524)

HOUSING AUTHORITY OF SAVANNAH, GA
 Single Room Occupancy - Administrative
 For March 2024
 FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
HUD Operating Subs: SRO Admin Fee	1,597	1,471	126	20,720	17,641	3,079
Investment Revenue - Unrestricted	1,372	253	1,119	14,213	3,058	11,155
Misc Income Account	-	294	(294)	-	3,528	(3,528)
<i>Total Revenue</i>	2,969	2,018	951	34,933	24,227	10,706
EXPENSES						
Total Administrative	2,726	2,841	115	25,532	34,268	8,736
Total Tenant Services	-	-	-	-	-	-
Total Utilities	-	17	17	125	105	(20)
Total Maintenance and Operations	-	27	27	138	236	98
Total Protective Services	-	(1)	(1)	-	21	21
Total Insurance Premiums	122	32	(90)	1,701	340	(1,361)
Total General Expenses	-	-	-	112	-	(112)
Total Interest Expense	-	-	-	-	-	-
<i>Total Operating Expenses</i>	2,848	2,916	68	27,608	34,970	7,362
<i>Excess Operating Revenue Over Operating Expenses</i>	121	(898)	1,019	7,325	(10,743)	18,068

HOUSING AUTHORITY OF SAVANNAH, GA
 Single Room Occupancy - Program
 For March 2024
 FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
Revenue & Expenses						
REVENUE						
HUD Operating Subs: SRO	5,760	5,180	580	74,756	62,160	12,596
<i>Total Revenue</i>	5,760	5,180	580	74,756	62,160	12,596
EXPENSES						
Total Housing Assistance Payments	5,594	5,180	(414)	69,140	62,160	(6,980)
Total Depreciation and Amortization	-	-	-	-	-	-
Total Other Expenses	-	-	-	-	-	-
<i>Total Expenses</i>	5,594	5,180	(414)	69,140	62,160	(6,980)
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	166	-	166	5,616	-	5,616



Agenda Item No. 2 – *New Business*

SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION

RECOMMENDED ACTION:

Approve SEMAP Certification and authorize its execution by the Chairman and Executive Director for submission and adopt the accompanying resolution of approval.

BACKGROUND:

On September 10, 1998, HUD published 24 CFR Part 985, Final Rule that established the Section 8 Management Assessment Program (SEMAP). It was designed to be an objective, uniform and verifiable management tool to measure the performance of public housing authorities administering the housing choice voucher program on fourteen key indicators that illustrate whether or not eligible families are assisted in decent rental units at reasonable subsidy costs. Throughout the fiscal year, HAS must track our own performance on these fourteen indicators and within sixty days of the end of the fiscal year, complete and submit Form HUD-52648, which is the SEMAP Certification that will be provided at the board meeting.

ANALYSIS:

SEMAP includes the following fourteen performance indicators and one bonus indicator:

1. Selection from the waiting list
 2. Rent reasonableness
 3. Determination of adjusted income
 4. Utility allowance schedule
 5. Housing Quality Standards (HQS) quality control inspections
 6. HQS enforcement
 7. Expanding housing opportunities
 8. Fair Market Rent limit and payment standards
 9. Annual re-examinations
 10. Correct tenant rent calculations
 11. Pre-contract HQS inspections
 12. Annual HQS inspections
 13. Lease-up
 14. Family Self-Sufficiency enrollment and escrow accounts
- Deconcentration bonus indicator

COMMENTS:

Based on each of the indicators, HUD calculates an overall score that results in a performance designation. The scoring system and designation status are as follows: High (90-100%); Standard (60-89%); and Troubled (0-59%). For FY2023, the Housing

Authority of Savannah received a High Performer rating. This means HAS would be eligible to apply for other Section 8/ Housing Choice Voucher Program funding.

LEGAL CONSIDERATIONS:

None

FINANCIAL CONSIDERATIONS:

None

BOARD CONSIDERATION AND ACTION:

The Board of Commissioners is considering the approval of the SEMAP Certification and adoption of the accompanying Board Resolution No. 05-24-01.

The staff recommendation is to approve SEMAP Certification and authorize its execution by the Chairman and Executive Director for submission and adopt the accompanying resolution of approval.

RESOLUTION NO. 05-24-01

WHEREAS, the Housing Authority of Savannah must submit to the U.S. Department of Housing and Urban Development, the Section 8 Management Assessment Program (SEMAP) Certification (Form HUD-52648) on or before May 30, 2024; and

WHEREAS, the submission of the Form HUD-52648 requires the approval and authorization of the Housing Authority of Savannah Board of Commissioners; and

WHEREAS, the certification must be submitted electronically through HUD’s website on or before May 30, 2024 by the approval of the Executive Director; and

WHEREAS, the Board of Commissioners of the Housing Authority of Savannah has determined to the best of their knowledge that the Section 8 Management Assessment Program Certification for fiscal year ending March 31, 2024 is true and correct.

NOW THEREFORE, IT IS HEREBY RESOLVED that the Board of Commissioners of the Housing Authority of Savannah ratifies confirms and approves the submittal of the Section 8 Management Assessment Program (SEMAP) Certification (Form HUD-52648), which will be submitted electronically through HUD’s website, on or before May 30, 2024.

ADOPTED THIS 14th day of May, 2024.

HOUSING AUTHORITY OF SAVANNAH

By: _____
Darrel Daise, Chairman

ATTEST:

Earline Wesley Davis, Secretary

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 12/31/2026)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name Housing Authority of Savannah	For PHA FY Ending (mm/dd/yyyy) 03/31/2024	Submission Date (mm/dd/yyyy) 05/14/2024
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Check here if the PHA expends less than \$300,000 a year in Federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response At least 98% of units sampled 80 to 97% of units sampled Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response At least 90% of files sampled 80 to 89% of files sampled Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response At least 98% of cases sampled Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes No

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

PHA Response Yes No

Enter FMRs and payment standards (PS)

0-BR FMR <u>1191</u>	1-BR FMR <u>1287</u>	2-BR FMR <u>1445</u>	3-BR FMR <u>1967</u>	4-BR FMR <u>2306</u>
PS <u>1310</u>	PS <u>1415</u>	PS <u>1589</u>	PS <u>2163</u>	PS <u>2536</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes No

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

PHA Response Yes No

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

PHA Response Yes No

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

PHA Response Yes No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

58

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

113

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

0

Percent of FSS slots filled (b + c divided by a)

195.00

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable

PHA Response

Yes

No

0

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response

Yes

No

If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify under penalty of perjury that, to the best of my knowledge, the above responses are true and correct for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy)

05/14/2024

Date (mm/dd/yyyy)

05/14/2024

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) 05/14/2024

PHA Name Housing Authority of Savannah

Principal Operating Area of PHA Savannah, GA
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

2020 Census Poverty Rate of Principal Operating Area 19% (Savannah)

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) 618 a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- 1,375 b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- 44.95 c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
- Is line c 50% or more? Yes No

- 2) 44.95 a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- 89 b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- 42 c. Number of Section 8 families with children who moved during the last completed PHA FY.
- 47.19 d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.



Agenda Item No. 3 – *New Business* **RESULTS FOR IFB No. 08282023 -** **UNIT MAKE READY SERVICES**

RECOMMENDED ACTION:

Contract(s) Award.

BACKGROUND:

The Housing Authority of Savannah requires the services of qualified licensed and insured Contractor(s) to provide unit make ready services. The work includes, but is not limited to, electrical, plumbing, flooring, hardware installation, HVAC, painting, and any other as-needed repairs through the issuance of Executed Task Orders. An Invitation to Bid (IFB) was published through the Housing Agency Marketplace e-Procurement system. Notices were also published in the *Savannah Morning News*, *The Savannah Tribune* and posted on the HAS and PHADA websites.

To improve the overall efficiency and effectiveness of the unit make ready program. HAS intends to award the work to multiple Contractors. The HAS facilities will not be divided into groups. Instead, each Contractor may be called to any facility within HAS’s portfolio on an as-needed basis. The contractor shall provide all labor and equipment and perform all operations necessary to perform unit make ready services at various locations owned or operated by HAS.

ANALYSIS:

One thousand eight hundred and fifteen (1815) potential vendors were notified through the e-procurement system. Thirty-one (31) vendors opened and reviewed the IFB documents. Eight (8) bids were received by the deadline. The bids were reviewed, seven (7) contractors submitted responsive and responsible bids based on cost and overall compliance. Clearbrook Services, Inc., Faithful 8, LLC, City Wide Renovations, LLC, 25th Hour Enterprises, LLC Blackshear Enterprises, Inc., LTD Construction & Management Services, LLC and HHO, Inc. met all the requirements for the award.

COMMENTS:

None

LEGAL CONSIDERATIONS:

None

FINANCIAL CONSIDERATIONS:

The Contract(s) amounts are estimated at an annual Not-To-Exceed amount of \$250,000.00 total per year, based on the average of the last three years of contract payments with the current provider. This Indefinite Delivery/Indefinite Quantity (IDIQ) contract has no minimum or maximum purchase guarantees. The contract is for a one-year initial term and four, one-year optional extensions. There will be no price escalation over the potential maximum five-year contract period. Payment for contractual services will be provided by operating funds of the specifically associated programs/projects.

BOARD CONSIDERATION AND ACTION:

The Authority recommends that the Board of Commissioners adopt Board Resolution NO. 05-24-02, to authorize the Executive Director to execute contracts with Clearbrook Services, Inc., Faithful 8, LLC, City Wide Renovations, LLC, 25th Hour Enterprises, LLC Blackshear Enterprises, Inc., LTD Construction & Management Services, LLC and HHO, Inc., to provide unit make ready services based on proposed rates by bedroom size and condition, also according to the terms specified in the IFB.

RESOLUTION NO. 05-24-02

**RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF COMMISSIONERS
AUTHORIZING THE AWARD OF MAKE READY CONTRACT**

WHEREAS, the Housing Authority of Savannah (HAS) requires the services of a qualified licensed and bonded contractor to provide unit make ready services; and

WHEREAS, HAS published an Invitation for Bids (IFB) on August 28, 2023; and

WHEREAS, HAS received seven responsive and responsible bids in response to the IFB from Clearbrook Services Inc., Faithful 8, LLC, City Wide Renovations, LLC, 25th Hour Enterprises, LLC, Blackshear Enterprises, Inc., LTD Construction & Management Services, LLC, and HHO, Inc. and;

WHEREAS, HAS intends to award the work to all of the above referenced contractors, with each entity to be called to any HAS facility within the HAS real estate portfolio on an as needed basis;

WHEREAS, HAS intends to enter into an Indefinite Delivery/Indefinite Quantity contract, with no minimum or maximum purchase guarantees, with each of the above referenced contractors with a not-to-exceed amount of \$250,000 annually;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of HAS hereby awards the contracts, based on proposed rates by bedroom size and condition, in accordance with the specifications of the IFB to Clearbrook Services Inc., Faithful 8, LLC, City Wide Renovations, LLC, 25th Hour Enterprises, LLC, Blackshear Enterprises, Inc., LTD Construction & Management Services, LLC, and HHO, Inc.

ADOPTED by the Board of Commissioners this 14th day of May, 2024.

HOUSING AUTHORITY OF SAVANNAH

By: _____
Darrel Daise, Chairman

ATTEST:

Earline Wesley Davis, Secretary



Agenda Item No. 4 – *New Business* FLAT RENT SCHEDULE FOR PUBLIC HOUSING

RECOMMENDED ACTION:

Adopt Flat Rent Schedule, as provided.

BACKGROUND:

Effective October 1, 1999, Section 253 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, because 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 2024 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 Board of Commissioner adopt Board Resolution No. 05-24-03, which adopts the 2024 Flat Rent Schedule.

RESOLUTION NO. 05-24-03

WHEREAS, 24 C.F.R. Section 960.253(b) requires the Housing Authority of Savannah (HAS) to determine its Flat Rent Schedule for the Public Housing Program annually;

WHEREAS, under 24 C.F.R. Section 960.253(b)(1), the rents identified in the Flat Rent Schedule established by HAS for its Public Housing program can be “no less than 80%” of the applicable Fair Market Rent (FMR) established by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, HUD has published the 2024 FMR schedule for Savannah, GA; and

WHEREAS, HAS’s current flat rental rates are in need of revision; and

WHEREAS, the 2024 FMRs for Savannah, GA and the associated Flat Rent Schedule for the Public Housing Program is attached hereto;

NOW THEREFORE, IT IS HEREBY RESOLVED that the Board of Commissioners of the Housing Authority of Savannah approves the 2024 Flat Rent Schedule for the Public Housing Program.

ADOPTED THIS 14th day of May, 2024.

HOUSING AUTHORITY OF SAVANNAH

By: _____
Darrel Daise, Chairman

ATTEST:

Earline Wesley Davis, Secretary

2024 Public Housing Flat Rent Schedule

Yamacraw	<i>Proposed Monthly Flat Rents</i>		
	1 Bedroom	2 Bedroom	3 Bedroom
	\$929	\$1,050	\$1,455

Frazier Homes	<i>Proposed Monthly Flat Rents</i>					
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
	\$864	\$937	\$1,054	\$1,464	\$1,729	\$1,724

Stillwell Towers	<i>Proposed Monthly Flat Rents</i>	
	1 Bedroom	2 Bedroom
	\$936	\$1,054

Patterson Terrace	<i>Proposed Monthly Flat Rents</i>		
	1 Bedroom	2 Bedroom	3 Bedroom
	\$931	\$1,044	\$1,444

Single Family Homes	<i>Proposed Monthly Flat Rents</i>	
	3 Bedroom	4 Bedroom
	\$1,417	\$1,669

**HOUSING AUTHORITY OF SAVANNAH
FLAT RENTS CALCULATIONS FOR PUBLIC HOUSING DEVELOPMENTS**

Yamacraw			
<i>Proposed Flat Rents Monthly</i>			
	1 Bedroom	2 Bedroom	3 Bedroom
	\$929	\$1,050	\$1,455
FMR Calculation			
	1 Bedroom	2 Bedroom	3 Bedroom
FMR	\$1,287	\$1,445	\$1,967
FMR x 80%	\$1,030	\$1,156	\$1,574
2024 Utility Allowance	\$101	\$106	\$119
(FMR x 80%) - Utility Allowance	\$929	\$1,050	\$1,455

Frazier Homes						
<i>Proposed Flat Rents Monthly</i>						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
	\$864	\$937	\$1,054	\$1,464	\$1,729	\$1,724
FMR Calculation						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
FMR	\$1,191	\$1,287	\$1,445	\$1,967	\$2,306	\$2,652
FMR x 80%	\$953	\$1,030	\$1,156	\$1,574	\$1,845	\$2,122
2024 Utility Allowance	\$89	\$93	\$102	\$110	\$116	\$125
(FMR x 80%) - Utility Allowance	\$864	\$937	\$1,054	\$1,464	\$1,729	\$1,997

Stillwell Towers		
<i>Proposed Flat Rents Monthly</i>		
	1 Bedroom	2 Bedroom
	\$936	\$1,054
FMR Calculation		
	1 Bedroom	2 Bedroom
FMR	\$1,287	\$1,445
FMR x 80%	\$1,030	\$1,156
2024 Utility Allowance	\$94	\$102
(FMR x 80%) - Utility Allowance	\$936	\$1,054

Patterson Terrace		Proposed Flat Rents Monthly		
	1 Bedroom	2 Bedroom	3 Bedroom	
	\$931	\$1,044	\$1,444	

FMR Calculation				
	1 Bedroom	2 Bedroom	3 Bedroom	
FMR	\$1,287	\$1,445	\$1,967	
FMR x 80%	\$1,030	\$1,156	\$1,574	
2024 Utility Allowance	\$99	\$112	\$130	
(FMR x 80%) - Utility Allowance	\$931	\$1,044	\$1,444	

Single Family Homes		Proposed Flat Rents Monthly	
	3 Bedroom	4 Bedroom	
	\$1,417	\$1,669	

FMR Calculation			
	3 Bedroom	4 Bedroom	
FMR	\$1,967	\$2,306	
FMR x 80%	\$1,574	\$1,845	
2024 Utility Allowance	\$157	\$176	
(FMR x 80%) - Utility Allowance	\$1,417	\$1,669	

FY 2024 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2024 Savannah, GA MSA FMRs for All Bedroom Sizes

Final FY 2024 & Final FY 2023 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2024 FMR	\$1,191	\$1,287	\$1,445	\$1,967	\$2,306
FY 2023 FMR	\$1,031	\$1,112	\$1,256	\$1,715	\$2,008

Chatham County, GA is part of the Savannah, GA MSA, which consists of the following counties: Bryan County, GA; Chatham County, GA; and Effingham County, GA. All information here applies to the entirety of the Savannah, GA MSA.

Fair Market Rent Calculation Methodology

— [Show/Hide Methodology Narrative](#) —

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2017-2021 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2024, provided the estimate is statistically reliable. For FY2024, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2017-2021 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2024 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2024.

2. **Calculate the Basis for Recent Mover Adjustment Factor:** HUD calculates a recent mover adjustment factor by comparing an ACS 2021 1-year 40th percentile recent mover 2-bedroom rent to the ACS 2017-2021 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State

Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.

HUD has traditionally defined recent movers as those who have moved into their residence within the current year or preceding year of the ACS survey. Newly for FY2024, HUD is electing to first examine recent movers who have moved within the current year of the ACS. Upon determining a reliable recent mover estimate, HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.

3. **Adjust for Inflation:** In order to calculate rents that are "as of" 2022, HUD applies a gross rent inflation adjustment factor using data from commercial rent data sources and the Consumer Price Index. HUD uses a local measure of private rent inflation for markets that are covered by at least three of the six available sources of private rent data. HUD combines this local measure of rent inflation with either the local metropolitan area CPI rent of primary residence for the 23 areas where such data exist, or the regional CPI rent in areas without a local index.

Unlike in FY 2023, for areas without at least three of the six private rent data sources available, HUD uses a regional average of private rent inflation factors alongside the regional CPI rent of primary residence. HUD constructs the regional average by taking the rental unit weighted average of the change in rents of each area in a region that does have private rent data coverage. HUD averages the private and CPI shelter rent data with the year-to-year change in the CPI housing fuels and utilities index for the area in order to make the resulting inflation measure reflective of gross rents.

The private and CPI gross rent update factors are then combined using a weighting scheme which controls the national weighted average of the private and CPI gross rent factors to the national change in the ACS recent mover gross rent. The resulting weights assigned are as follows: $W_{2022} = 0.558$ assigned to the private gross rent factor and $(1 - W_{2022}) = 0.442$ assigned to the CPI gross rent factor.

4. **Calculate the Trend Factor:** To further inflate rents from CY2022 to FY2024, HUD uses a "trend factor" based on the forecast of CPI gross rent changes through FY2024.
5. **Multiply the Factors:** HUD multiplies the base rent by the recent mover factor, the gross rent inflation factor, and the trend factor to produce a rent that is "as of" the current fiscal year.
6. **Compare to the State minimum:** FY2024 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.
7. **Calculate Bedroom Ratios:** HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.
8. **Compare to Last Year's FMR:** FY2024 FMRs may not be less than 90% of FY2023 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

The results of the Fair Market Rent Step-by-Step Process

1. **Base Rent Calculation**

The following are the 2021 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimates and margins of error for Savannah, GA MSA.

Area	ACS ₂₀₂₁ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS ₂₀₂₁ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Savannah, GA MSA	\$1,015	\$22	$\frac{\$22}{\$1,015} = 0.02168$	6	0.02168 < .5 6 ≥ 4 Use ACS ₂₀₂₁ 5-Year Savannah, GA MSA 2-Bedroom Adjusted Standard Quality Gross Rent

Since the ACS₂₀₂₁ Margin of Error Ratio is less than .5, HUD uses the ACS₂₀₂₁ Savannah, GA MSA value for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent (Base Rent).

Area	FY2024 Base Rent
Savannah, GA MSA	\$1,015

2. **Recent Mover Adjustment Factor Calculation**

A recent mover adjustment factor is applied based on the smallest area of geography containing Savannah, GA MSA that has an ACS₂₀₂₁ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and a sufficient number of sample cases.

Area	ACS ₂₀₂₁ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₂₁ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Savannah, GA MSA - ACS 1-year 2 Bedroom	\$1,065	\$151	0.142	1	1 < 4 Do Not Use ACS ₂₀₂₁ 1-Year Savannah, GA MSA 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Savannah, GA MSA - ACS 1-year All Bedroom	\$1,333	\$109	0.082	2	2 < 4 Do Not Use ACS ₂₀₂₁ 1-Year Savannah, GA MSA All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Savannah, GA MSA - ACS 2-year 2 Bedroom <small>HAS Board of Commissioners Meeting</small>	\$1,042	\$93 May 14, 2024	0.089	2	2 < 4 Do Not Use ACS ₂₀₂₁ 1-Year Savannah, GA MSA 2 Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

Area	ACS ₂₀₂₁ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₂₁ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Savannah, GA MSA – ACS 2-year All Bedroom	\$1,225	\$92	0.075	5	0.075 < .5 5 ≥ 4 Use ACS ₂₀₂₁ 1-Year Savannah, GA MSA All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The calculation of the relevant Recent-Mover Adjustment Factor for Savannah, GA MSA is as follows:

ACS ₂₀₂₁ 5-Year Area	ACS ₂₀₂₁ 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS ₂₀₂₁ 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
Savannah, GA MSA – All Bedroom	\$1,086	\$1,225

Area	Ratio	Recent-Mover Adjustment Factor
Savannah, GA MSA	$\frac{\$1,225}{\$1,086} = 1.128$	$1.128 \geq 1.0$ Use calculated Recent-Mover Adjustment Factor of 1.128

3. Inflation Adjustment Factor Calculation

A gross rent inflation adjustment factor is applied based on a weighted average of a private source gross rent inflation factor and a Consumer Price Index gross rent inflation factor. Since Savannah, GA MSA is covered by at least 3 private data sources, a local-based private rent factor is applied. Furthermore, since Savannah, GA MSA is not covered by a local-CPI rent area, a Region-based CPI gross rent factor is applied.

Components of 2022 Inflation Adjustment Factor for Savannah, GA MSA					
	R ₂₀₂₂ = Shelter Rent Change, 2021 to 2022	U ₂₀₂₂ = CPI Annual Utilities Change, 2021 to 2022	C ₂₀₂₂ = ACS Utility Cost as a Percent of Gross Rent	Gross Rent Inflation Factor Calculation = (R ₂₀₂₂ × (1 - C ₂₀₂₂) + U ₂₀₂₂ × C ₂₀₂₂)	Inflation Factor Type
P ₂₀₂₂ = Private Inflation Factor	1.16153	1.11945	0.17631	$(1.16153 * 0.82369) + (1.119448 * 0.17631) = 1.15411$	Local
CPI ₂₀₂₂ = CPI Inflation Factor <small>HAS Board of Commissioners Meeting</small>	1.07809	1.11945	0.15146 <small>May 14, 2024</small>	$(1.07809 * 0.84854) + (1.11945 * 0.15146) = 1.08435$	Region 38

The 2022 Gross Rent Inflation Factor for Savannah, GA MSA is computed as follows:

$$= \text{CPI}_{2022} \times (1 - \text{W}_{2022}) + \text{P}_{2022} \times \text{W}_{2022}$$

$$= (1.08435 \times 0.442) + (1.15411 \times 0.558)$$

$$= (0.479283) + (0.643993)$$

$$= \mathbf{1.12330}$$

4. **Trend Factor Adjustment**

The calculation of the Trend Factor is as follows: HUD forecasts the change in gross rents from 2022 to 2024 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2024.

	Trend Factor	Trend Factor Type
Trend Factor	1.12352	Region

5. **Combination of Factors**

The FY 2024 2-Bedroom Fair Market Rent for Savannah, GA MSA is calculated as follows:

Area	Base Rent	Recent-Mover Adjustment Factor	Annual 2021 to 2022 Gross Rent Inflation Adjustment	Trending 2022 to FY2024	FY 2024 2-Bedroom FMR
Savannah, GA MSA	\$1,015 *	1.1280 *	1.12330 *	1.12352 =	\$1,445

6. **State Minimum Comparison**

In keeping with HUD policy, the preliminary FY 2024 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2024 2-Bedroom FMR	FY 2024 Georgia State Minimum	Final FY2024 2-Bedroom FMR
Savannah, GA MSA	\$1,445	\$884	\$1,445 ≥ \$884 Use Savannah, GA MSA FMR of \$1,445

7. **Bedroom Ratios Application**

Bedroom ratios are applied to calculate FMRs for unit sizes other than two bedrooms.

Click on the links in the table to see how the bedroom ratios are calculated.

FY 2024 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2024 FMR	\$1,191	\$1,287	\$1,445	\$1,967	\$2,306

8. Comparison to Previous Year

The FY2024 FMRs for each bedroom size must not be below 90% of the FY2023 FMRs.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY2023 FMR	\$1,031	\$1,112	\$1,256	\$1,715	\$2,008
FY2023 floor	\$928	\$1,001	\$1,131	\$1,544	\$1,808
FY 2024 FMR	\$1,191	\$1,287	\$1,445	\$1,967	\$2,306
Use FY2023 floor for FY2024?	No	No	No	No	No

Final FY2024 Rents for All Bedroom Sizes for Savannah, GA MSA

Final FY 2024 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2024 FMR	\$1,191	\$1,287	\$1,445	\$1,967	\$2,306

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page: http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2024_code/2024summary.odn?&year=2024&fmrtype=Final&selection_type=county&fips=1305199999

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

Press below to select a different state:

Select a new state

Select a Final FY 2024 Metropolitan FMR Area:

May 14, 2024

- Appling County, GA
- Atkinson County, GA
- Bacon County, GA
- Baker County, GA
- Baldwin County, GA

Select a new county

Savannah, GA MSA
Select Metropolitan FMR Area

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Prepared by the [Program Parameters and Research Division](#), HUD. Technical problems or questions? [Contact Us](#).