



November 12, 2024

Board of Commissioners Regular Meeting

BOARD OF COMMISSIONERS

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

Edward Gresham, *Vice Chairman*
Term Expires: 01/04/2026

Darrel Daise
Term Expires: 01/04/2025

Michael Holland
Term Expires: 01/04/2027

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

RESIDENT ADVISORS

Deborah Bulloch
Term Expires: 05/14/2026

Sophia Perry
Term Expires: 05/14/2026

Earline Wesley Davis, Executive Director



AGENDA

REGULAR BOARD OF COMMISSIONERS MEETING

Tuesday, November 12, 2024, 12:15 p.m.

HAS Administrative Office, 1407 Wheaton Street, Building A

MEETING CALL TO ORDER: DR. M. ANN LEVETT, CHAIRWOMAN

MOMENT OF SILENCE

1. Consent Agenda* Dr. M. Ann Levett, Chairwoman

Recommended Action: Approve

(A) Minutes of September 11, 2024 Postponed Regular Meeting, September 17, 2024 Special Meeting and October 24, 2024 Special 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. Annual Comprehensive Financial Report..... Dale Rector, Rector, Reeder & Lofton, LLC

Recommended Action: For information

3. Updates to ACOP and HCV Administrative Plan Lynn Coleman, Director of Assisted Housing Programs

Recommended Action: For information

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

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

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

ADJOURNMENT Dr. M. Ann Levett, Chairwoman

Consent Agenda Item (A)

MEETING MINUTES

The proposed minutes of the September 11, 2024 postponed regular meeting, September 17, 2024 special meeting, and October 24, 2024 special meeting are presented on the following pages for approval.

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

Dr. M. Ann Levett
Chairwoman

Edward Gresham
Vice Chairman

Darrel Daise

Michael Holland

Happi Peavey-Guzman

DRAFT FOR APPROVAL
POSTPONED REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
September 11, 2024

The Board of Commissioners of the Housing Authority of Savannah met in postponed regular session at the office of the Housing Authority of Savannah, 1407 Wheaton Street – Building A Board Room beginning at 10:15 a.m. on Wednesday, September 11, 2024. Chairwoman Dr. M. Ann Levett called the meeting to order and upon roll call those present and absent were as follows:

Present: Dr. M. Ann Levett, Chairwoman
 Edward Gresham, Vice Chairman
 Darrel Daise
 Michael Holland
 Happi Peavey-Guzman

Absent: None

Also present were Executive Director Earline Wesley Davis, Director of Assisted Housing Programs Lynn Coleman, Director of Human Resources Shannell Hardwick, Director of Finance Robert Faircloth, Director of Asset Management Rafaella Nutini, Director of Property Management Phillip Taylor, Management Analyst Tammy Brawner, Homeownership Specialist DaShawna Kea, and Resident Advisor Sophia Perry. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP was also in attendance.

The Chairwoman opened the meeting with a moment of silence.

APPROVAL OF CONSENT AGENDA

The Consent Agenda included the minutes of the August 20, 2024 postponed regular meeting and September 4, 2024 special 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 Daise seconded the motion and it passed unanimously.

ADOPTION OF THE PINES AT GARDEN CITY BOND RESOLUTION

Director of Asset Management Rafaella Nutini reminded the Commissioners that Vitus Development IV, LLC, a subsidiary of Vitus Group, a major developer, owner, and operator of affordable housing, submitted in September 2023 an application to the Housing Authority of Savannah for the inducement of housing revenue bonds for the purposes of acquiring and renovating 94 affordable rental units currently operated under Section 8 rental assistance and located on 7.9 acres of land in Garden City, in a development known as The Pines at Garden City.

On **September 12, 2023**, the Board of Commissioners approved an Inducement Resolution indicating the Housing Authority’s willingness to issue bonds in an amount not to exceed \$16 million. Ms. Nutini stated that it is now time to adopt the resolution for inducement. Commissioner Daise made a motion, seconded by Commissioner Holland, to adopt Board Resolution 09-24-01 for the bond inducement of The Pines at Garden City. The motion passed unanimously.

EXECUTIVE DIRECTOR’S REPORT

Executive Director Earline Davis provided a report to the Board of Commissioners.

EXECUTIVE SESSION

At 10:40 a.m., Commissioner Holland made a motion, seconded by Commissioner Daise, to enter Executive Session to discuss a personnel matter. The affidavit of Chairwoman Dr. M. Ann Levett, the presiding officer, is attached to these minutes and made a part hereof. At 3:10 p.m., the Board of Commissioners returned to open session.

There being no further business, the Chairwoman adjourned the meeting at 3:10 p.m.

Secretary

ATTEST:

Chairwoman

Approval Date: November 12, 2024

DRAFT FOR APPROVAL
SPECIAL MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
September 17, 2024

The Board of Commissioners of the Housing Authority of Savannah met in special session at the office of the Housing Authority of Savannah, 1407 Wheaton Street – Building A Room 205 beginning at 8:45 a.m. on Tuesday, September 17, 2024. Chairwoman Dr. M. Ann Levett called the meeting to order and upon roll call those present and absent were as follows:

Present: Dr. M. Ann Levett, Chairwoman
 Edward Gresham, Vice Chairman
 Darrel Daise
 Michael Holland
 Happi Peavey-Guzman

Absent: None

EXECUTIVE SESSION

At 8:45 a.m., Commissioner Daise made a motion, seconded by Commissioner Holland, to enter Executive Session to discuss a personnel matter. The affidavit of Chairwoman Dr. M. Ann Levett, the presiding officer, is attached to these minutes and made a part hereof. At 11:15 a.m., the Board of Commissioners returned to open session.

There being no further business, the Chairwoman adjourned the meeting at 11:15 a.m.

Secretary

ATTEST:

Chairwoman

Approval Date: November 12, 2024

DRAFT FOR APPROVAL
SPECIAL MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
October 24, 2024

The Board of Commissioners of the Housing Authority of Savannah met in special session at the office of the Housing Authority of Savannah, 1407 Wheaton Street – Building A Room 205 beginning at 12:15 p.m. on Thursday, October 24, 2024. Chairwoman Dr. M. Ann Levett called the meeting to order and upon roll call those present and absent were as follows:

Present:	Dr. M. Ann Levett, Chairwoman Edward Gresham, Vice Chairman Darrel Daise Happi Peavey-Guzman
Present via phone:	Michael Holland
Absent:	None

EXECUTIVE SESSION

At 12:15 p.m., Commissioner Daise made a motion, seconded by Commissioner Gresham, to enter Executive Session to discuss a personnel matter, the discussion of employment of a new Executive Director. The affidavit of Chairwoman Dr. M. Ann Levett, the presiding officer, is attached to these minutes and made a part hereof. At 1:05 p.m., the Board of Commissioners returned to open session.

HIRING OF NEW EXECUTIVE DIRECTOR

Commissioner Daise made a motion to authorize the Chairwoman and Vice Chairman of the Board of Commissioners to execute an employment agreement with Evette Hester for the position of Executive Director of the Housing Authority of Savannah. The motion was seconded by Commissioner Peavey-Guzman and unanimously approved.

There being no further business, the Chairwoman adjourned the meeting at 12:15 p.m.

Secretary

ATTEST:

Chairwoman

Approval Date: November 12, 2024

Consent Agenda Item (B)

RESIDENT SERVICES

Aging in Place

Full Circle – Coping with Loss

For many of us, we spend decades building strong acquaintances with family and friends. As for our residents of Stillwell Towers, the connections and bonding extend to their neighbors. These ties are crucial to their quality of life, and when they are severed, it certainly brings about feelings of deep grief and loss. Grief for seniors is multifaceted. Loss is more than the passing of family and friends; it also includes declining health and changes in independence.

We were excited to welcome the Full Circle team of Hospice Savannah. On Wednesday, September 18, 2024, the residents of Stillwell Towers participated in a grief/bereavement support group. The event was held in the community center at Stillwell Towers located 5100 Waters Avenue.

Full Circle Grief and Loss Center is a program sponsored by Hospice Savannah, Incorporated. Ms. Betsy Kammerud, a Licensed Clinical Social Worker and Certified Clinical Trauma Professional facilitated an informative and intimate session for the residents. The residents were also given the opportunity to participate in one-on-one sessions with the Counselor. Our partners at Hospice have committed to provide additional support as needed.



Chatham Area Transit (CAT) Connect Transportation

Resident Services is proud to announce that CAT Connect is now servicing Stillwell Towers. A key component to aging in place is

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

access to transportation. Many of our older adults develop health and mobility impairments that make it difficult to drive themselves.

Special thanks to CAT and their Americans with Disabilities Act (ADA) accessible vehicles. Our senior residents now have access to non-emergency round-trip transportation. It is a free one-year pilot on-demand service exclusively crafted for seniors in Chatham County. Stillwell Towers began receiving services on Monday, September 30, 2024, and services will continue weekly running from 9:00 am to 5:00 pm. While many of our residents are currently receiving Paratransit services, **ALL** seniors are eligible for CAT Connect. This is a specialized service complementing their existing Paratransit services. The residents are excited to receive this service. This additional method of transportation will not only add a sense of independence, but it will also improve their quality of life. According to CAT Authority, Stillwell Towers participation has exceeded record numbers in utilization.



Budgeting Workshop: Achieve Financial Stability and Avoid Rental Eviction

One important component of the Housing Authority of Savannah's (HAS) Family Self-Sufficiency (FSS) Program is to provide participants with resources to help build financial assets and capability. The HAS in collaboration with the Consumer Credit Counseling Service of Savannah hosted a comprehensive Budgeting Workshop to help participants establish financial stability and avoid rental evictions. The event was held on Wednesday, October 23, 2024, at 10:00 am. The location was the Neighborhood Resource Center.

Ms. Jerdon Bowers, Financial Capability Coordinator of the CCCSS facilitated the workshop. The session focused on understanding essential versus non-essential expenses, creating a budget, gaining a clear view of your finances and establishing goals. These are all critical steps in achieving financial stability. Participants gained valuable insight into effective budgeting practices and strategies to prevent rental evictions.

We were thrilled to welcome our special guest, Ms. TW, Senior Mortgage Loan Officer at a local credit union and a proud 2020 graduate of the Housing Choice Voucher (HCV) FSS Program. Ms. TW shared her inspiring journey of homeownership, having purchased her home in 2020 through the HCV Homeownership Program. Ms. TW initial income of joining the FSS Program was \$48,807, She has successfully increased her earnings to \$55,780.

During the workshop, the former FSS participant provided practical tips on securing a mortgage loan and emphasized the crucial role budgeting plays in this process. We were excited to provide this opportunity to enhance FSS participants' financial literacy and take proactive steps toward stability and success.



Housing Choice Voucher (HCV) Homeownership New Homeowner

Our ninth homeowner is a family of four that purchased a newly remodeled townhome on September 16, 2024. The 3 bedrooms, 2 bath home is in the Highlands Neighborhood Community located in Savannah, GA. The purchase price was \$ 246,500. The initial interest in the HCV homeownership program began in 2022. However, the formal application was not completed until April 2024. At the time of the application, the family met the program requirements to apply for a home mortgage loan. The family was approved for a \$231,990 Federal Housing Administration (FHA) loan with a 5.75 percent interest rate. In addition, the City of Savannah's Dream Maker Program was utilized for down payment assistance in the amount of \$30,000.



New Lender

The Homeownership Program is pleased to announce a new partnership with Cross County Mortgage. Cross County Mortgage was founded in 2003. They currently have 600 branches throughout the United States and is considered one of the nation's largest and fastest growing retail mortgage lenders. Cross Country is currently working with several other housing authorities. In addition, the lender has several in-house down payment assistance programs for first-time homebuyers. Our representative is Ms. Felicia Rhodes. Ms. Rhodes' official location is in Atlanta, GA. However, she has

agreed to make several in-person visits to Savannah to assist our clients with loan applications as well as host financial education workshops for the housing authority.

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.

In 2023 PNAs were conducted, and Final Reports were made available to HAS, containing immediate needs of the properties and estimated cost for the work. The resulting *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. Environmental Review reports associated with the 5YAP were executed by the City of Savannah in June 2024. In August 2024, HUD requested HAS and the City to execute new forms 7015.15 (Certification and Request for Release of Funds, or RROFs). Updated RROFs were submitted to HUD on August 28, and received approval on September 30. On October 1, 2024, the 5YAP for the 2024 – 2028 cycle was submitted to HUD, being currently under review.

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	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>	1-Oct-24	Complete

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 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 new HVAC

units have been installed. The second phase of this project will include replacement of external meter packs in all residential buildings. 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. Two change orders in August and October 2024 raised the project’s cost to \$5 million. Other projects in the pipeline are breezeway and accessibility improvements. In July 2024, HAS applied to HUD’s *Capital at Risk* grant program, aiming to receive an additional \$3 million capital fund award for covering costs of repairing breezeways. Results are pending.

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 (may be inclusive of change orders)	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	\$ 1,501,510	August 2022	January 2025 (delay due to new wall fixtures expanding project’s scope)
<i>Frazier MEP II</i>	Replacement of main service breakers and meter packs	\$ 405,221	Change order approval January 2024	March 2025 (delay due to supply shortage)
<i>Frazier and Single-Family Homes Windows and Screen Doors</i>	Replacement of windows and screen doors	\$5,121,319	February 2024	February 2025
<i>Stillwell PTAC Sleeves</i>	Replacement (if more extensive damage) or repair PTAC sleeves	\$39,825	November 2024	January 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 was followed by an assessment of PTAC sleeves, completed in June 2024. Repairs and/or replacement of damaged sleeves will be conducted by Blackshear Enterprises, with an estimated completion date of January 2025.

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 (MPC) seeking to amend the Planned Unit Development (PUD) zoning ordinance in which the ECLC parcel is located. MPC approved HAS's request on May 21, 2024, which was followed by City Council approval on June 27, 2024. The partners in this initiative are planning a groundbreaking ceremony expected to take place in December 2024 (date to be confirmed).

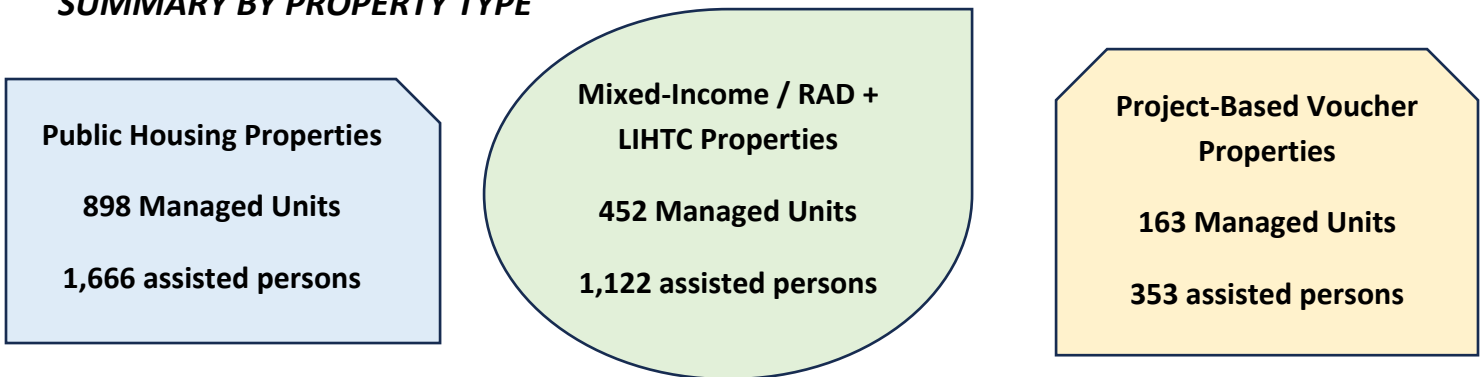
II. HAS-Managed Operating Properties

Table 2 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 31-Oct-24	Number of residents as of 31-Oct-24
Yamacraw Village	1941	315*	38%	375
Simon Frazier Homes	1968	236	92%	701
Stillwell Towers	1972	211	96%	206
Pickens Patterson Terrace	1982	76	93%	158
Single Family Homes	1996	60	92%	226
The View at Oglethorpe I	2018	72	92%	199
The View at Oglethorpe II	2018	100	94%	213
River Pointe	2016	280	90%	710
Herbert Kayton Homes	1962	163	74%	353

*Among the 315 units in Yamacraw, 180 are “Under Modernization” status in HUD’s Inventory Management System, with approval to remain vacant.

SUMMARY BY PROPERTY TYPE



1,513 housing units managed by HAS

3,141 persons currently housed in HAS-managed properties

CONVENTIONAL PUBLIC HOUSING PROPERTIES

OCCUPANCY BRIEFINGS AND WORKSHOPS

During the month of October, thirty six (36) eligibility interviews were conducted with families interested in becoming public housing residents. Ten (10) applicants and/or residents were housed and/or transferred this month.

The housing authority received 2,482 on-line applications for the waiting list opening in September.

EVICTIONS/MOVE-OUTS

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

	October	September	August	Trimester TOTAL
Abandoned Unit	1	0	1	2
Non Payment of Rent	1	6	8	15
Criminal Activity	2	0	0	2
Other Lease Violations	0	0	0	0
Other - Move outs	10	5	6	21
Section 8	0	0	0	0
TOTAL	14	11	15	40

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 has utilized its Faircloth availability through formal 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 solicitation closed on June 30, 2024, and responses were evaluated by HAS staff. HAS anticipates presenting selected proposals to the Board of Commissioners in December 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 10, 2024, the HAS Board of Commissioners approved an Issuance Resolution declaring HAS’s commitment 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. Closing is expected by early 2025.

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 4 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 4: Outstanding Bonds

Consent Agenda Item (D)

HOUSING CHOICE VOUCHER PROGRAM

As of October 1, 2024, the total leased Vouchers are 2366. The numbers in the chart only include *leased* units.

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.

Via PIH Notice 2024-16 *Implementation of the Federal Fiscal Year (FRY) 2024 Funding Provisions for the Housing Choice Voucher Program*, on May 10, 2024, we applied for additional funds under Category 1 which is the Prevention of Terminations Due to Insufficient Funding (Shortfall).

	No. Allocated 10/01/2024	No. Leased 08/01/2024	No. Leased 09/01/2024	No. Leased 10/01/2024	No. Available
SPC	112	122	121	119	-7
Mod Rehab Vouchers	20	18	17	16	4
Portables	-	32	33	33	
VASH	137	119	124	124	13
HCV PBV	271	253	252	253	18
RADPBV	330	267	271	265	65
TOTAL	3623	3169	3160	3143	480

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 9/30/2024

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 SEPTEMBER 2024

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 255,591.
 - Capital Fund Administration fees have not yet been drawn down for posting to the COCC.
 - Asset Management Fees are now being accrued monthly to show a more accurate per month revenue. Subject to adjustment based on the HUD required calculation that is completed at the end of the year, following the fiscal year approved audit.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 135,833.
- The Property reports a cumulative loss of \$ 195,940, tracking over budget by \$ 119,758.

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 SEPTEMBER 2024

Analysis & Comments

- Grant Revenues from Capital Funds have yet to be requested/received from HUD. Also, Capital Fund Grants related to Management Improvements may eventually occur over the course of the fiscal year or be deferred/received in a future period. Interproperty fungible resources will also be processed as a part of year-end close. Maintenance and Operations totals are favorable due to contract costs and repair spend being lower than budgeted so far this year. Amounts are expected to fall closer in-line to budget throughout the year.

AMP 2 – Simon Frazier Homes

- Total Revenue reflects a negative cumulative budget variance of \$ 224,537.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 45,058.

Reports a cumulative surplus of \$ 48,869, tracking over budget by \$ 179,479.

AMP 3 – Pickens Patterson Terrace, Single Family Homes

- Total Revenue reflects a negative cumulative budget variance of \$ 64,212.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 79,927.

Reports a cumulative surplus of \$ 90,865, tracking under budget by \$ 15,715.

AMP 4 – Horace Stillwell Towers

- Total Revenue reflects a negative cumulative budget variance of \$ 355,132.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 111,168.

Reports a cumulative loss of \$ 102,580, tracking over budget by \$ 243,964.

AMP 6 – Yamacraw Village

- Total Revenue reflects a negative cumulative budget variance of \$ 339,545.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 367,686.

Reports a cumulative surplus of \$ 18,559, tracking under budget by \$ 28,141.

SCB KAYTON, LLC FOR YEAR TO DATE SEPTEMBER 2024

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 37,693.
- Total Operating Expenses reflect a negative cumulative budget variance of \$ 35,983.

Reports a cumulative loss of \$ 61,424, tracking over budget by \$ 73,676.

The Annual Replacement Reserve contribution still needs to be accrued as of 9/30/2024.

LOCAL FUND FOR YEAR TO DATE SEPTEMBER 2024

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 3,483.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 62,424.

Reports a cumulative surplus of \$ 59,739, tracking under budget by \$ 58,941.

BOND FUND FOR YEAR TO DATE SEPTEMBER 2024

Analysis & Comments

- Total Revenue reflects a positive cumulative budget variance of \$ 29,636.
- 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. Throughout the year, the current positive revenue variance will fall closer in-line to the budget due to timing.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 3,444.

Reports a cumulative surplus of \$ 175,184, tracking under budget by \$ 33,080.

HOUSING ASSISTANCE PAYMENTS PROGRAMS FOR YEAR TO DATE SEPTEMBER 2024

Housing Choice Voucher Program

- 1) The Administrative Section is reporting a cumulative surplus of \$ 160,335, tracking under budget by \$ 169,797.
- 2) HAP Expenses are \$ 13,229,674 year to date. The Program Section is reporting a cumulative surplus of \$ 4,659,479, tracking under budget by \$ 4,664,273. 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 \$ 7,651, tracking over budget by \$ 3,041.
- 2) HAP Expenses are \$ 785,628 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 \$ 203, reflecting a positive budget variance of \$ 17,591.
- 2) HAP Expenses are \$ 35,933 year to date. The Program Section is reporting a cumulative profit of \$ 5,039. 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 2025 Analysis of Unrestricted & Restricted Net Assets
****Supplemental Report to the Monthly Budget vs Actual Financial Report****
(unaudited and subject to future adjustment)

Reporting Month:	September-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)	(195,940)	48,869	90,865	(102,580)	18,559	(61,424)	59,739	175,184
Fiscal Year 2024 Unaudited Ending Balance for Unrestricted Net Position:	226,456	1,279,485	175,031	602,337	1,309,150	387,472	10,840,340	2,737,161
Year to Date Balance of Unrestricted Net Position:	<u>30,516</u>	<u>1,328,354</u>	<u>265,896</u>	<u>499,757</u>	<u>1,327,709</u>	<u>326,048</u>	<u>10,900,079</u>	<u>2,912,345</u>

FYE 2025 Analysis of Unrestricted & Restricted Net Assets
****Supplemental Report to the Monthly Budget vs Actual Financial Report****
 (unaudited and subject to future adjustment)

Reporting Month: **September-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)	160,335	7,651	203
Fiscal Year 2024 Unaudited Ending Balance for Unrestricted Net Position:	2,357,350	740,531	212,717
Year to Date Balance of Unrestricted Net Position:	<u>2,517,685</u>	<u>748,182</u>	<u>212,920</u>
	Program Section	Program Section	Program Section
Year to Date Section 8 Programs Profit/(Loss)	0	0	0
Fiscal Year 2024 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>160,335</u></u>	<u><u>7,651</u></u>	<u><u>203</u></u>

HOUSING AUTHORITY OF SAVANNAH, GA
Central Office Cost Center
For September 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	-	46,724	(46,724)	-	280,344	(280,344)
Total Investment Revenue - Unrestricted	2,392	1,190	1,202	14,959	7,140	7,819
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	625	967	(342)	38,746	5,802	32,944
Total Property Management Fee Revenue	77,045	79,460	(2,415)	465,485	476,760	(11,275)
Total Bookkeeping Fee Revenue	27,772	28,779	(1,007)	167,999	172,674	(4,675)
Total Asset Management Fee Revenue	9,170	9,180	(10)	55,020	55,080	(60)
<i>Total Revenue</i>	117,004	166,300	(49,296)	742,209	997,800	(255,591)
EXPENSES						
Total Administrative	122,368	158,721	36,353	831,116	952,326	121,210
Total Tenant Services	-	-	-	-	-	-
Total Utilities	9,439	3,806	(5,633)	30,471	22,836	(7,635)
Total Maintenance and Operations	9,621	9,797	176	54,627	58,782	4,155
Total Protective Services	-	217	217	-	1,302	1,302
Total Insurance Premiums	1,225	6,206	4,981	21,935	37,236	15,301
Total General Expenses	-	250	250	-	1,500	1,500
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	-	-	-	-	-	-
<i>Total Operating Expenses</i>	142,653	178,997	36,344	938,149	1,073,982	135,833
<i>Excess (Deficiency) of Revenue Over Operating Expenses</i>	(25,649)	(12,697)	(12,952)	(195,940)	(76,182)	(119,758)
Total Depreciation and Amortization	-	-	-	(2,232)	-	2,232
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	1,292	1,292	-	7,752	7,752
Total Asset Purchases	-	-	-	-	-	-
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	(25,649)	(13,989)	(11,660)	(193,708)	(83,934)	(109,774)

HOUSING AUTHORITY OF SAVANNAH, GA

Simon Frazier Homes

For September 2024

FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Total Tenant Revenue	39,528	35,821	3,707	263,675	214,926	48,749
Total Grant Revenue	125,921	182,558	(56,637)	861,173	1,095,348	(234,175)
Total Investment Revenue - Unrestricted	1,252	7,858	(6,606)	7,857	47,148	(39,291)
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	843	436	407	2,796	2,616	180
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
<i>Total Revenue</i>	167,544	226,673	(59,129)	1,135,501	1,360,038	(224,537)
EXPENSES						
Total Administrative	53,259	54,910	1,651	327,224	329,460	2,236
Total Tenant Services	2,130	7,142	5,012	13,192	42,852	29,660
Total Utilities	24,103	19,121	(4,982)	130,118	114,726	(15,392)
Total Maintenance and Operations	60,329	95,379	35,050	481,738	572,274	90,536
Total Protective Services	145	100	(45)	281	600	319
Total Insurance Premiums	13,130	8,283	(4,847)	72,461	49,698	(22,763)
Total General Expenses	28,618	3,680	(24,938)	27,654	22,080	(5,574)
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	5,434	-	(5,434)	33,964	-	(33,964)
<i>Total Operating Expenses</i>	187,148	188,615	1,467	1,086,632	1,131,690	45,058
<i>Excess (Deficiency) of Revenue Over Operating Expenses</i>	(19,604)	38,058	(57,662)	48,869	228,348	(179,479)
Total Depreciation and Amortization	-	-	-	(3,254)	-	3,254
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	3,675	3,675	-	22,050	22,050
Total Asset Purchases	-	22,160	22,160	-	132,960	132,960
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	(19,604)	12,223	(31,827)	52,123	73,338	(21,215)

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

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Total Tenant Revenue	43,796	35,342	8,454	296,773	212,052	84,721
Total Grant Revenue	38,260	72,005	(33,745)	305,575	432,030	(126,455)
Total Investment Revenue - Unrestricted	917	4,529	(3,612)	5,743	27,174	(21,431)
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	250	567	(317)	2,355	3,402	(1,047)
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
<i>Total Revenue</i>	83,223	112,443	(29,220)	610,446	674,658	(64,212)
EXPENSES						
Total Administrative	26,254	32,554	6,300	186,108	195,324	9,216
Total Tenant Services	4,165	651	(3,514)	16,039	3,906	(12,133)
Total Utilities	598	4,533	3,935	23,672	27,198	3,526
Total Maintenance and Operations	41,828	49,931	8,103	205,790	299,586	93,796
Total Protective Services	-	62	62	350	372	22
Total Insurance Premiums	8,847	8,070	(777)	52,843	48,420	(4,423)
Total General Expenses	11,368	4,117	(7,251)	15,868	24,702	8,834
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	3,052	-	(3,052)	18,911	-	(18,911)
<i>Total Operating Expenses</i>	96,112	99,918	3,806	519,581	599,508	79,927
<i>Excess (Deficiency) of Revenue Over Operating Expenses</i>	(12,889)	12,525	(25,414)	90,865	75,150	15,715
Total Depreciation and Amortization	-	-	-	1	-	(1)
Total Other Expenses	-	226	226	-	1,356	1,356
Total Other Financing Sources	-	2,508	2,508	-	15,048	15,048
Total Asset Purchases	-	12,770	12,770	-	76,620	76,620
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	(12,889)	(2,979)	(9,910)	90,864	(17,874)	108,738

HOUSING AUTHORITY OF SAVANNAH, GA

Horace Stillwell Towers

For September 2024

FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Total Tenant Revenue	44,583	45,980	(1,397)	310,883	275,880	35,003
Total Grant Revenue	58,741	115,458	(56,717)	383,570	692,748	(309,178)
Total Investment Revenue - Unrestricted	452	7,026	(6,574)	2,984	42,156	(39,172)
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	46,873	18,481	28,392	69,101	110,886	(41,785)
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
<i>Total Revenue</i>	150,649	186,945	(36,296)	766,538	1,121,670	(355,132)
EXPENSES						
Total Administrative	72,319	51,891	(20,428)	314,065	311,346	(2,719)
Total Tenant Services	2,773	7,808	5,035	17,772	46,848	29,076
Total Utilities	13,063	11,603	(1,460)	76,142	69,618	(6,524)
Total Maintenance and Operations	49,145	72,728	23,583	311,374	436,368	124,994
Total Protective Services	12,651	7,613	(5,038)	77,995	45,678	(32,317)
Total Insurance Premiums	10,600	7,959	(2,641)	66,728	47,754	(18,974)
Total General Expenses	4,635	3,779	(856)	4,635	22,674	18,039
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	25	-	(25)	407	-	(407)
<i>Total Operating Expenses</i>	165,211	163,381	(1,830)	869,118	980,286	111,168
<i>Excess (Deficiency) of Revenue Over Operating Expenses</i>	(14,562)	23,564	(38,126)	(102,580)	141,384	(243,964)
Total Depreciation and Amortization	-	-	-	235,240	-	(235,240)
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	3,442	3,442	-	20,652	20,652
Total Asset Purchases	-	19,813	19,813	-	118,878	118,878
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	(14,562)	309	(14,871)	(337,820)	1,854	(339,674)

HOUSING AUTHORITY OF SAVANNAH, GA
Yamacraw Village
For September 2024
FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Total Tenant Revenue	24,809	34,157	(9,348)	212,685	204,942	7,743
Total Grant Revenue	127,915	207,655	(79,740)	895,974	1,245,930	(349,956)
Total Investment Revenue - Unrestricted	3,552	10,489	(6,937)	22,309	62,934	(40,625)
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	6,892	227	6,665	44,655	1,362	43,293
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
<i>Total Revenue</i>	163,168	252,528	(89,360)	1,175,623	1,515,168	(339,545)
EXPENSES						
Total Administrative	67,137	75,584	8,447	406,772	453,504	46,732
Total Tenant Services	4,115	5,687	1,572	24,099	34,122	10,023
Total Utilities	27,344	24,353	(2,991)	132,224	146,118	13,894
Total Maintenance and Operations	81,742	128,899	47,157	448,395	773,394	324,999
Total Protective Services	-	52	52	346	312	(34)
Total Insurance Premiums	10,586	13,835	3,249	64,126	83,010	18,884
Total General Expenses	36,270	5,715	(30,555)	42,270	34,290	(7,980)
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	6,947	-	(6,947)	38,832	-	(38,832)
<i>Total Operating Expenses</i>	234,141	254,125	19,984	1,157,064	1,524,750	367,686
<i>Excess (Deficiency) of Revenue Over Operating Expenses</i>	(70,973)	(1,597)	(69,376)	18,559	(9,582)	28,141
Total Depreciation and Amortization	-	-	-	39,031	-	(39,031)
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	4,608	4,608	-	27,648	27,648
Total Asset Purchases	-	29,578	29,578	-	177,468	177,468
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	(70,973)	(35,783)	(35,190)	(20,472)	(214,698)	194,226

HOUSING AUTHORITY OF SAVANNAH, GA

SCB Kayton

For September 2024

FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Total Tenant Revenue	93,359	105,109	(11,750)	593,301	630,654	(37,353)
Total Grant Revenue	-	-	-	-	-	-
Total Investment Revenue - Unrestricted	90	100	(10)	599	600	(1)
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	-	353	(353)	1,779	2,118	(339)
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
<i>Total Revenue</i>	93,449	105,562	(12,113)	595,679	633,372	(37,693)
EXPENSES						
Total Administrative	45,965	29,800	(16,165)	221,025	178,800	(42,225)
Total Tenant Services	928	880	(48)	5,865	5,280	(585)
Total Utilities	12,990	14,378	1,388	100,324	86,268	(14,056)
Total Maintenance and Operations	52,447	49,001	(3,446)	258,624	294,006	35,382
Total Protective Services	101	149	48	195	894	699
Total Insurance Premiums	8,921	7,443	(1,478)	53,219	44,658	(8,561)
Total General Expenses	16,873	1,869	(15,004)	19,873	11,214	(8,659)
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	-	-	-	(2,022)	-	2,022
<i>Total Operating Expenses</i>	138,225	103,520	(34,705)	657,103	621,120	(35,983)
<i>Excess (Deficiency) of Revenue Over Operating Expenses</i>	(44,776)	2,042	(46,818)	(61,424)	12,252	(73,676)
Total Depreciation and Amortization	-	-	-	(132,635)	-	132,635
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-	-
Total Asset Purchases	-	-	-	-	-	-
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	(44,776)	2,042	(46,818)	71,211	12,252	58,959

HOUSING AUTHORITY OF SAVANNAH, GA

Local Fund

For September 2024

FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Total Tenant Revenue	-	-	-	(2,352)	-	(2,352)
Total Grant Revenue	-	-	-	-	-	-
Total Investment Revenue - Unrestricted	25,798	24,837	961	100,359	149,022	(48,663)
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	60,559	62,485	(1,926)	373,161	374,910	(1,749)
Total Property Management Fee Revenue	15,227	15,930	(703)	86,588	95,580	(8,992)
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	10,703	10,338	365	120,301	62,028	58,273
<i>Total Revenue</i>	112,287	113,590	(1,303)	678,057	681,540	(3,483)
EXPENSES						
Total Administrative	91,302	102,171	10,869	538,944	613,026	74,082
Total Tenant Services	-	333	333	-	1,998	1,998
Total Utilities	29,850	654	(29,196)	30,306	3,924	(26,382)
Total Maintenance and Operations	7,425	3,296	(4,129)	35,630	19,776	(15,854)
Total Protective Services	-	-	-	-	-	-
Total Insurance Premiums	1,810	2,403	593	13,438	14,418	980
Total General Expenses	-	4,600	4,600	-	27,600	27,600
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	-	-	-	-	-	-
<i>Total Operating Expenses</i>	130,387	113,457	(16,930)	618,318	680,742	62,424
<i>Excess (Deficiency) of Revenue Over Operating Expenses</i>	(18,100)	133	(18,233)	59,739	798	58,941
Total Depreciation and Amortization	-	-	-	3,430	-	(3,430)
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	1,875	1,875	-	11,250	11,250
Total Asset Purchases	-	-	-	-	-	-
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	(18,100)	(1,742)	(16,358)	56,309	(10,452)	66,761

HOUSING AUTHORITY OF SAVANNAH, GA

Bond Fund

For September 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	11,277	9,119	2,158	55,801	54,714	1,087
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	3,576	15,386	(11,810)	120,865	92,316	28,549
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
<i>Total Revenue</i>	14,853	24,505	(9,652)	176,666	147,030	29,636
EXPENSES						
Total Administrative	439	821	382	1,482	4,926	3,444
Total Tenant Services	-	-	-	-	-	-
Total Utilities	-	-	-	-	-	-
Total Maintenance and Operations	-	-	-	-	-	-
Total Protective Services	-	-	-	-	-	-
Total Insurance Premiums	-	-	-	-	-	-
Total General Expenses	-	-	-	-	-	-
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	-	-	-	-	-	-
<i>Total Operating Expenses</i>	439	821	382	1,482	4,926	3,444
<i>Excess (Deficiency) of Revenue Over Operating Expenses</i>	14,414	23,684	(9,270)	175,184	142,104	33,080
Total Depreciation and Amortization	-	-	-	3,118	-	(3,118)
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-	-
Total Asset Purchases	-	-	-	-	-	-
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	14,414	23,684	(9,270)	172,066	142,104	29,962

HOUSING AUTHORITY OF SAVANNAH, GA
Housing Choice Voucher - Administrative
For September 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	19,814	15,512	4,302	98,243	93,072	5,171
HUD Operating Subs: HCV Admin Fee	215,725	225,520	(9,795)	1,411,734	1,353,120	58,614
Homeownership Admin Fee Income	-	117	(117)	-	702	(702)
Investment Revenue - Unrestricted	6,584	11,275	(4,691)	40,920	67,650	(26,730)
Fraud - Admin	802	208	594	36,116	1,248	34,868
Misc Income Account	-	417	(417)	1,882	2,502	(620)
<i>Total Revenue</i>	242,925	253,049	(10,124)	1,588,895	1,518,294	70,601
EXPENSES						
Total Administrative	260,542	241,729	(18,813)	1,352,431	1,450,374	97,943
Total Tenant Services	-	-	-	(350)	-	350
Total Utilities	5,645	2,230	(3,415)	16,935	13,380	(3,555)
Total Maintenance and Operations	6,069	4,434	(1,635)	15,878	26,604	10,726
Total Protective Services	-	253	253	-	1,518	1,518
Total Insurance Premiums	7,108	5,980	(1,128)	43,245	35,880	(7,365)
Total General Expenses	61	-	(61)	421	-	(421)
Total Interest Expense	-	-	-	-	-	-
<i>Total Operating Expenses</i>	279,425	254,626	(24,799)	1,428,560	1,527,756	99,196
<i>Excess Operating Revenue Over Operating Expenses</i>	(36,500)	(1,577)	(34,923)	160,335	(9,462)	169,797

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

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
HUD Operating Grants: HCV	2,867,825	2,763,850	103,975	17,876,448	16,583,100	1,293,348
Fraud-HAP	-	208	(208)	30,538	1,248	29,290
FSS Forfeiture Income	-	847	(847)	-	5,082	(5,082)
<i>Total Revenue</i>	2,867,825	2,764,905	102,920	17,906,986	16,589,430	1,317,556
EXPENSES						
Total Housing Assistance Payments	2,249,618	2,764,912	515,294	13,229,674	16,589,472	3,359,798
Total Depreciation and Amortization	-	-	-	2,333	-	(2,333)
Total Other Expenses	15,500	792	(14,708)	15,500	4,752	(10,748)
<i>Total Expenses</i>	2,265,118	2,765,704	500,586	13,247,507	16,594,224	3,346,717
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	602,707	(799)	603,506	4,659,479	(4,794)	4,664,273

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

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Admin Fee Revenue: SPC	5,993	8,590	(2,597)	52,185	51,540	645
Investment Revenue - Unrestricted	636	-	636	3,956	-	3,956
<i>Total Revenue</i>	6,629	8,590	(1,961)	56,141	51,540	4,601
EXPENSES						
Total Administrative	7,264	6,808	(456)	46,226	40,848	(5,378)
Total Tenant Services	-	-	-	-	-	-
Total Utilities	-	-	-	-	-	-
Total Maintenance and Operations	-	-	-	-	-	-
Total Protective Services	-	-	-	-	-	-
Total Insurance Premiums	401	-	(401)	2,264	-	(2,264)
Total General Expenses	-	-	-	-	-	-
Total Interest Expense	-	-	-	-	-	-
<i>Total Operating Expenses</i>	7,665	6,808	(857)	48,490	40,848	(7,642)
<i>Excess Operating Revenue Over Operating Expenses</i>	(1,036)	1,782	(2,818)	7,651	10,692	(3,041)

HOUSING AUTHORITY OF SAVANNAH, GA
 Shelter Plus Care - Program
 For September 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	127,137	121,780	5,357	787,019	730,680	56,339
<i>Total Revenue</i>	127,137	121,780	5,357	787,019	730,680	56,339
EXPENSES						
Total Housing Assistance Payments	145,515	121,780	(23,735)	785,628	730,680	(54,948)
Total Depreciation and Amortization	-	-	-	-	-	-
Total Other Expenses	-	-	-	-	-	-
<i>Total Expenses</i>	145,515	121,780	(23,735)	785,628	730,680	(54,948)
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	(18,378)	-	(18,378)	1,391	-	1,391

HOUSING AUTHORITY OF SAVANNAH, GA
 Single Room Occupancy - Administrative
 For September 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	1,892	1,661	231	11,356	9,966	1,390
Investment Revenue - Unrestricted	1,309	255	1,054	8,168	1,530	6,638
Misc Income Account	-	294	(294)	-	1,764	(1,764)
<i>Total Revenue</i>	3,201	2,210	991	19,524	13,260	6,264
EXPENSES						
Total Administrative	2,940	5,024	2,084	18,472	30,144	11,672
Total Tenant Services	-	-	-	-	-	-
Total Utilities	-	13	13	-	78	78
Total Maintenance and Operations	-	32	32	-	192	192
Total Protective Services	-	1	1	-	6	6
Total Insurance Premiums	151	38	(113)	849	228	(621)
Total General Expenses	-	-	-	-	-	-
Total Interest Expense	-	-	-	-	-	-
<i>Total Operating Expenses</i>	3,091	5,108	2,017	19,321	30,648	11,327
<i>Excess Operating Revenue Over Operating Expenses</i>	110	(2,898)	3,008	203	(17,388)	17,591

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

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
HUD Operating Subs: SRO	6,828	7,060	(232)	40,972	42,360	(1,388)
<i>Total Revenue</i>	6,828	7,060	(232)	40,972	42,360	(1,388)
EXPENSES						
Total Housing Assistance Payments	5,788	7,060	1,272	35,933	42,360	6,427
Total Depreciation and Amortization	-	-	-	-	-	-
Total Other Expenses	-	-	-	-	-	-
<i>Total Expenses</i>	5,788	7,060	1,272	35,933	42,360	6,427
<i>Excess (Deficiency) of Revenue Over Expenditures</i>	1,040	-	1,040	5,039	-	5,039



Agenda Item No. 2 – *New Business*
PRESENTATION OF THE FY 2024 ANNUAL
COMPREHENSIVE FINANCIAL REPORT

BOARD PRESENTATION:

Dale Rector of Rector, Reeder & Lofton, LLC will present the FYE 03/31/2024 Annual Comprehensive Financial Report (ACFR) at Tuesday's meeting.

The ACFR accompanies the Board packet for your review.

BOARD CONSIDERATION AND ACTION:

For review and information.



Agenda Item No. 3 – *New Business*
**PUBLIC HOUSING ADMISSIONS AND CONTINUED
OCCUPANCY POLICY & THE HOUSING CHOICE VOUCHER
PROGRAM ADMINISTRATIVE PLAN**

PRESENTATION:

The Public Housing Admissions and Continued Occupancy Policy (AOP) and the Housing Choice Voucher Program Administrative Plan are currently being updated by staff. These policies were last revised in 2021.

These two governing policy documents for the two programs are being revised in accordance with Nan McKay and Associates revision service to bring both documents into compliance with all required regulations.

The Housing Authority's legal counsel and the all residents and voucher participants will review the revisions prior to delivery to the Board of Commissioners.

Director of Assisted Housing Programs Lynn Coleman will be on hand to discuss with you on Tuesday.