



January 14, 2025

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

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

Evette Hester, Executive Director



AGENDA

REGULAR BOARD OF COMMISSIONERS MEETING

Tuesday, January 14, 2025 12:15 p.m.

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

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 December 10,2024 Regular Meeting

(B) Resident Services Report

(C) Asset and Property Management Report

(D) Financial Services 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. Supplemental Bond Resolution for The Pines at Garden CityRafaella Nutini, Director of Real Estate Development

Recommended Action: Adopt Board Resolution 01-25-01

3. FY 2025 PHA Plans Certification..... Tammy Brawner, Management Analyst
Rafaella Nutini, Director of Real Estate Development

Recommended Action: Adopt Board Resolution 01-25-02

4. Executive Director’s Report..... Evette Hester, Executive Director

5. Executive Session** Evette Hester, 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 Dr. M. Ann Levett, Chairwoman

ADJOURNMENT Dr. M. Ann Levett, Chairwoman

Agenda Item No. 1 – *New Business*

CONSENT AGENDA

RECOMMENDED ACTION:

Approve Consent Agenda

BACKGROUND:

To make efficient use of meeting time, the Board has authorized the use of a consent agenda as part of the Housing Authority’s regular meeting agenda. The consent agenda will condense the routine business of the Board into a single motion.

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

Evette Hester, Executive Director
Robert Faircloth, Director of Finance
Shannell Hardwick, Director of Human Resources
Rafaella Nutini, Director of Asset Management
Tammy Brawner, Management Analyst

ANALYSIS:

Items on the consent agenda will not be discussed prior to action. However, if any Board member believes that any item on the consent agenda requires discussion, the Board member may request that the item be removed from the consent agenda and placed on the regular agenda for consideration. The following table details the consent agenda items for Tuesday’s meeting, along with the action to be accomplished by approval.

CONSENT AGENDA ITEM	TO BE ACCOMPLISHED
(A) Minutes of December 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 Services Report	Receive Report

BOARD CONSIDERATION AND ACTION:

Approve Consent Agenda

Consent Agenda Item (A)

MEETING MINUTES

The proposed minutes of the December 10, 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.

Dr. M. Ann Levett
Chairwoman

Edward Gresham
Vice Chairman

Michael Holland

Happi Peavey-Guzman

REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
December 10, 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, December 10, 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

Absent: Michael Holland

Also present were Executive Director Evette Hester, Director of Finance Robert Faircloth, Director of Human Resources Shannell Hardwick, Director of Asset Management Rafaella Nutini, Management Analyst Tammy Brawner, Lead Section 8 Case Manager Sandy Glicken, Public Housing Family Self-Sufficiency Coordinator Paprice Simmons, Resident Advisor Deborah Bulloch, and Resident Advisor Sophia Perry. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP, Publisher Eric Curl of *Savannah Agenda*, and Attorney David Sunshine Hamburger of Georgia Legal Services were 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 November 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 Daise seconded the motion and it passed unanimously.

ADOPTION OF RESOLUTION FOR FUTURE PARTNERSHIP WITH PACES PRESERVATION PARTNERS, LLC

Director of Asset Management Rafaella Nutini gave a presentation to the Board of Commissioners regarding a future partnership with Paces Preservation Partners, LLC who submitted a proposal to HAS for the development of eighty-six affordable housing units for seniors on the vacant Edgar Blackshear Homes sites, which encompasses approximately five acres. Of the eighty-six units, thirty are forecasted to be placed under the Faircloth-to-RAD program, as a set-aside for seniors who meet HUD’s definition of very low income.

Ms. Nutini indicated that 9% Low Income Housing Tax Credits (LIHTC) are anticipated to be the main funding source for the development, with an application expected to be submitted to the Georgia Department of Community Affairs in May 2025. For formalizing its engagement with Paces, HAS is requesting Board authorization for the Executive Director to negotiate terms of a Development Agreement with Paces Preservation Partners, LLC, and to submit to HUD a Notice of Anticipated RAD Rents (NARR) request with the purpose of reserving RAD conversion authority for the development of Faircloth-to-RAD units.

A discussion followed with Executive Director Evette Hester and Ms. Nutini addressing questions from the Commissioners and the public. The discussion covered such topics as expected accessibility and sustainability features; the need for an elevator and back-up power source for the senior building; and the LIHTC period of required affordability and Land Use Restrictive Agreement for the development.

Following the discussion, Commissioner Peavey-Guzman made a motion, seconded by Commissioner Daise, to adopt Board Resolution 12-24-01. The motion carried unanimously, and the resolution immediately follows the minutes.

ADOPTION OF REVISED PERSONNEL POLICY

Director of Human Resources Shannell Hardwick addressed the Board regarding a proposed change to the *HAS Personnel Policy*. Ms. Hardwick stated that the policy change would be the inclusion of an additional category of “Temporary Appointment Employee.” Commissioner Gresham made a motion, seconded by Commissioner Daise, to adopt Board

ADOPTION OF RESOLUTION TO UPDATE BANKING AND FINANCIAL SIGNATORIES

Director of Finance Robert Faircloth explained that due to the transition to new HAS leadership, Corporate Resolutions and Certificates of Incumbency for Officers of the Housing Authority of Savannah, along with signatory updates to various accounts with other financial institutions are necessary. Commissioner Daise moved to adopt Board Resolution 12-24-03. The motion was seconded by Commissioner Gresham and carried unanimously. The resolution follows these minutes.

EXECUTIVE DIRECTOR'S REPORT

Ms. Hester opened her report by expressing appreciation for her new role as Executive Director of the Housing Authority of Savannah and conveyed her optimism in continuing and building new partnerships in the service of the Housing Authority's residents and the Savannah community. Ms. Hester also thanked the Board and staff for their support. Report highlights included:

- 2025 will bring the arrival of new HUD Secretary Scott Turner.
- A request was made for Attorney Braun to research the possibility of recording future Board of Commissioners meetings.
- The positions of Director of Property Management and Director of Assisted Housing Programs are both currently vacant. There is a high priority to fill these key leadership positions and interviews are taking place over the next two weeks.
- Ms. Hester invited Ms. Nutini to give a briefing on the Early Learning Center groundbreaking ceremony held December 3, 2024.
- Ms. Hester closed her report by expressing her commitment and focus on the future redevelopment of Yamacraw Village and moving that process forward to a successful outcome for its residents and Savannah as a whole.

COMMENTS FROM COMMISSIONERS

Chairwoman Levett offered the Board's support and appreciation to Ms. Hester. She recognized the wealth of knowledge, leadership, and experience that she is bringing to this role.

There being no further business, the Chairwoman adjourned the meeting at 1:18 p.m.



Secretary

ATTEST:

Chairwoman

Approval Date: January 14, 2025

Consent Agenda Item (B)

RESIDENT SERVICES

“A Place to Dream” Bed Give -Away

Every night, countless children are forced to sleep on floors, couches, or in shared beds, often missing out on the restorative sleep crucial for their growth and development. As highlighted by Georgia Early Education Alliance for Ready Students, the most rapid period of brain development occurs between birth and age eight, emphasizing the importance of adequate sleep during these formative years. It is with great excitement to announce our 4th quarter “A Place to Dream” Bed Give A-way.

On Tuesday, December 10, 2024, the Housing Authority of Savannah and the YMCA’s “A Place to Dream” program, delivered 21 twin-size bed frames, mattresses, and linens to children in need. They also received gift bags filled with books, personal items, and swimming lesson certificates. Additionally, People of Action Caring for Kids (P.A.C.K.) generously provided families with groceries. Words cannot express our gratitude to our volunteers. Together, we are making a meaningful impact in the lives of children and families in our community.



HAS Board of Commissioners Meeting

January 14, 2025

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

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 Thursday, January 23, 2025, at 10:00 am. The event will be held at the Simon Frazier/ SCB 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

Homeownership Program New Homeowner

We would like to congratulate our first homeowner for 2025. A disabled family of four purchased a newly renovated 4-bedroom, 2 ½ bath home in Port Wentworth, GA. The purchase price for the home was \$335,000. The family was eligible to use the U.S. Department of Agriculture (USDA) home loan to complete the purchase. The USDA program offers mortgages to low-income residents of rural areas.



Preparing For Homeownership

The Homeownership Program's goal is to assist authority-assisted residents with the dream of homeownership. We are pleased to announce that we will begin offering an in-house monthly homebuying education class entitled "Becoming a Homeowner" this Spring through our existing partnership with Truist Bank.

In April 2021, Truist Bank partnered with Operation HOPE to offer financial expertise to help solve every day financial challenges. Operation HOPE is a national non-profit organization that provides financial education and empowerment to individuals of all ages. The program offers one-on-one sessions and group workshops with clients on a variety of important topics, including credit and money management, entrepreneurship and homeownership.

Our course will focus on the key steps of becoming a homeowner and the mortgage lending process. The educational workshops will be facilitated by Ms. Chelsy Day and Ms. Victoria Washington of Truist Bank. In addition to the educational classes, Operation HOPE provides participants with the opportunity to work directly with a financial coach to assist with credit repair free of charge.

Consent Agenda Item (C)

Development and Property Management Report

I. Capital Needs Planning and Investments

CAPITAL FUND FIVE-YEAR ACTION PLAN (2024-2028)

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, leading to Certifications and Requests for Release of Funds (RROFs) being updated in August 2024. On October 1, 2024, the 5YAP for the 2024 – 2028 cycle was submitted to HUD, which was followed by **HUD approval on November 15, 2024**. The new 5YAP will ensure critical and high-priority needs of HAS conventional public housing properties are addressed.

The Development and Property Management functions of the Housing Authority of Savannah (HAS) seek to preserve, improve, develop, and operate 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.

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 had 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 contracted 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 and HVAC units have been replaced. The second phase of this project, expected to start in January 2025, 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 (\$4.1 million allocated exclusively to Frazier). Two change orders in August and October 2024 raised the project’s cost to \$5 million. In summary, a total of \$8.8 million has been invested in Frazier since 2022, contributing to the improvement of electrical and air conditioning systems, as well as window structures.

Other projects in the pipeline for Frazier Homes 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 improving breezeways. On December 20, HAS received HUD’s approval.** A contract for demolition of breezeway slabs, and replacement of stairs and railings is expected to be executed by December 2026.

The previous 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	January 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 of PTAC sleeves	\$39,825	November 2024	January 2025

Table 1: Capital Improvement Projects

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 the approval of a Repositioning Plan 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 for 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. After receiving approval from its Board of Commissioners and HUD for entering a ground lease with Chatham County, HAS celebrated the ECLC groundbreaking on December 3, 2024. The ECLC is a SPLOST-approved (Special Purpose Local Option Sales Tax) project funded by Chatham County and the City of Savannah to provide enrichment programs that will serve children 0 to 3 years of age. **Construction completion is expected by late 2025.**

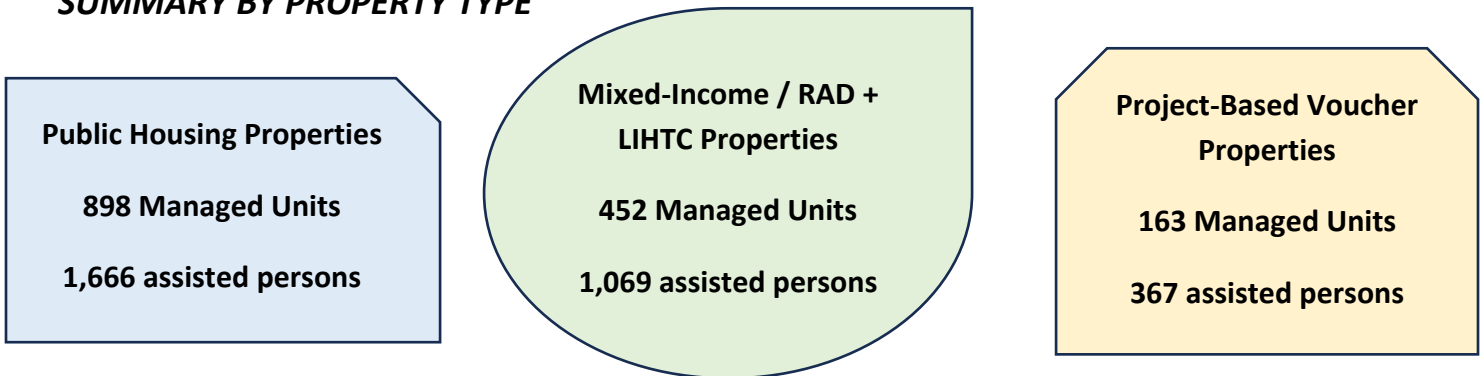
II. HAS-Managed Operating Properties

Table 2 below presents information about properties managed by HAS in December 2024, with their number of units, occupancy rate, and width of assistance.

Properties	Year of Construction	Number of Managed Units	Occupancy as of 30-Dec-24	Number of residents as of 30-Dec-24
Yamacraw Village	1941	315*	37%	365
Simon Frazier Homes	1968	236	92%	697
Stillwell Towers	1972	211	95%	203
Pickens Patterson Terrace	1982	76	89%	157
Single Family Homes	1996	60	97%	244
The View at Oglethorpe I	2018	72	90%	140
The View at Oglethorpe II	2018	100	96%	189
River Pointe	2016	280	92%	740
Herbert Kayton Homes	1962	163	75%	367

*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

3,102 persons currently housed in HAS-managed properties

CONVENTIONAL PUBLIC HOUSING PROPERTIES

OCCUPANCY BRIEFINGS AND WORKSHOPS

During the month of December, fifty (50) eligibility interviews were conducted with families interested in becoming public housing residents. Seven (7) applicants and/or residents were housed and/or transferred last 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.

	December	November	October	Trimester TOTAL
Abandoned Unit	0	0	1	1
Nonpayment of Rent	3	2	1	6
Criminal Activity	0	1	2	3
Other Lease Violations	0	1	0	1
Other - Move outs	9	6	10	25
Section 8	1	1	0	2
TOTAL	13	11	14	38

Table 3: Move-out analysis

III. Other Unit Production and Preservation Initiatives

RESTORE-REBUILD INITIATIVE

HUD's Restore-Rebuild Program was previously known as "Faircloth-to-RAD". Launched by HUD in 2021, the program authorizes public housing authorities to develop public housing units with a pre-approval to be converted to project-based, Section 8 assistance. The development of public housing units is allowed within the Agency's Faircloth Limit, a cap imposed by 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 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, 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 Restore-Rebuild units (aka Faircloth-to-RAD). The solicitation closed on June 30, 2024, and responses were evaluated by HAS staff. In December 2024, HAS received authorization from its Board of Commissioners to negotiate terms of a Development Agreement with Paces Preservation Partners, who submitted a proposal for the development of eighty-six (86) senior units on parcels of land owned by HAS. The units are expected to be a mix of Restore-Rebuild units for seniors of very low-income, and other units financed by the Low Income Housing Tax Credit program (LIHTC), for seniors at or below 80% of the Area Median Income (AMI). **The application for the competitive LIHTC program is expected to be submitted by HAS and Paces in May 2025.**

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 in January 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 December 1, 2024, the total leased Vouchers are 2372. The numbers in the chart only include **leased** units.

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). HUD provided a letter of award.

	No. Allocated 12/01/2024	No. Leased 10/01/2024	No. Leased 11/01/2024	No. Leased 12/01/2024	No. Available
SPC	112	119	120	121	-9
Mod Rehab	20	16	17	17	3
Vouchers	2753	2366	2370	2372	381
Portables	-	33	36	39	-
VASH	137	124	127	129	8
HCV PBV	271	253	254	254	17
RADPBV	330	265	267	271	59
TOTAL	3623	3143	3155	3164	459

NUMBER ON WAITING LIST: 675

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 11/30/2024

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 NOVEMBER 2024

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 355,498.
 - 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 \$ 213,472.
- The Property reports a cumulative loss of \$ 243,602, tracking over budget by \$ 142,026.

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 NOVEMBER 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. Horace Stillwell Towers has an unfavorable variance in Total Other Revenue due to projected cell phone tower rental income that is expected to be received before year end.

AMP 2 – Simon Frazier Homes

- Total Revenue reflects a negative cumulative budget variance of \$ 368,903.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 102,203.

Reports a cumulative surplus of \$ 37,764, tracking over budget by \$ 266,700.

AMP 3 – Pickens Patterson Terrace, Single Family Homes

- Total Revenue reflects a negative cumulative budget variance of \$ 176,720.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 82,478.

Reports a cumulative surplus of \$ 5,958, tracking over budget by \$ 94,242.

AMP 4 – Horace Stillwell Towers

- Total Revenue reflects a negative cumulative budget variance of \$ 581,207.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 130,136.

Reports a cumulative loss of \$ 262,559, tracking over budget by \$ 451,071.

AMP 6 – Yamacraw Village

- Total Revenue reflects a negative cumulative budget variance of \$ 549,764.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 385,096.

Reports a cumulative loss of \$ 177,444, tracking over budget by \$ 164,668.

SCB KAYTON, LLC FOR YEAR TO DATE NOVEMBER 2024

Analysis & Comments

- November's Maintenance and Operations saw an unfavorable variance due to approximately \$ 45,000 in additional Make Ready costs and \$ 20,000 in additional plumbing costs.
- Total Revenue reflects a negative cumulative budget variance of \$ 77,813.
- Total Operating Expenses reflect a negative cumulative budget variance of \$ 91,485.

Reports a cumulative loss of \$ 152,962, tracking over budget by \$ 169,298.

The Annual Replacement Reserve contribution still needs to be accrued as of 11/30/2024.

LOCAL FUND FOR YEAR TO DATE NOVEMBER 2024

Analysis & Comments

- Total Revenue reflects a positive cumulative budget variance of \$ 74,099.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 104,942.

Reports a cumulative surplus of \$ 180,105, tracking under budget by \$ 179,041.

BOND FUND FOR YEAR TO DATE NOVEMBER 2024

Analysis & Comments

- Total Revenue reflects a positive cumulative budget variance of \$ 70,102.
- 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 \$ 4,133.

Reports a cumulative surplus of \$ 263,707, tracking under budget by \$ 74,235.

HOUSING ASSISTANCE PAYMENTS PROGRAMS FOR YEAR TO DATE NOVEMBER 2024

Housing Choice Voucher Program

- 1) The Administrative Section is reporting a cumulative surplus of \$ 236,053, tracking under budget by \$ 248,669.
- 2) HAP Expenses are \$ 22,737,013 year to date. The Program Section is reporting a cumulative loss of \$ 176,011, tracking over budget by \$ 169,619. 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 loss of \$ 1,014, tracking over budget by \$ 15,270.
- 2) HAP Expenses are \$ 1,054,571 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 loss of \$ 2,506, reflecting a positive budget variance of \$ 20,678.
- 2) HAP Expenses are \$ 46,855 year to date. The Program Section is reporting a cumulative profit of \$ 7,772. 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****

Reporting Month:	November-24	Public Housing						SCB Kayton, LLC	Local Fund	Local Bond Fund
	COCC	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)	(243,602)	37,764	5,958	(262,559)	(177,444)			(152,962)	180,105	263,707
Fiscal Year 2024 Audited Ending Balance for Unrestricted Net Position:	326,447	1,035,131	364,568	1,229,773	1,305,544			(35,599)	10,937,631.52	2,926,513.86
Year to Date Balance of Unrestricted Net Position:	82,845	1,072,895	370,526	967,214	1,128,100			(188,561)	11,117,737	3,190,221

FYE 2025 Analysis of Unrestricted & Restricted Net Assets
 Supplemental Report to the Monthly Budget vs Actual Financial Report

Reporting Month: November-24

HAP Fund

	Housing Choice Voucher Program	Admin Section	Shelter Plus Care Program	Admin Section	Single Room Occupancy Program	Admin Section
Year to Date Administrative Profit/(Loss)	236,053		(1,014)		(2,506)	
Fiscal Year 2024 Unaudited Ending Balance for Unrestricted Net Position:	2,372,359		740,531		212,717	
Year to Date Balance of Unrestricted Net Position:	2,608,412		739,517		210,211	
	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.	0		0		0	
Year to Date Profit/(Loss) Combined Total for all Section 8 Activities:	236,053		(1,014)		(2,506)	

HOUSING AUTHORITY OF SAVANNAH, GA
 Central Office Cost Center
 For November 2024
 FDS Budget vs Actual - Summary

	MTD Actual	MTD Budget	Variance Amount	YTD Actual	YTD Budget	Variance Amount
REVENUE						
Total Tenant Revenue	-	-	-	-	-	-
Total Grant Revenue	-	46,724	(46,724)	-	373,792	(373,792)
Total Investment Revenue - Unrestricted	4,493	1,190	3,303	19,462	9,520	9,942
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	1,348	967	381	41,329	7,736	33,593
Total Property Management Fee Revenue	74,644	79,460	(4,816)	617,357	635,680	(18,323)
Total Bookkeeping Fee Revenue	27,600	28,779	(1,179)	223,394	230,232	(6,838)
Total Asset Management Fee Revenue	9,170	9,180	(10)	73,360	73,440	(80)
Total Revenue	117,255	166,300	(49,045)	974,902	1,330,400	(355,498)
EXPENSES						
Total Administrative	151,209	158,721	7,512	1,088,373	1,269,768	181,395
Total Tenant Services	4,570	-	(4,570)	4,570	-	(4,570)
Total Utilities	-	3,806	3,806	31,966	30,448	(1,518)
Total Maintenance and Operations	3,271	9,797	6,526	63,898	78,376	14,478
Total Protective Services	-	217	217	-	1,736	1,736
Total Insurance Premiums	4,397	6,206	1,809	29,697	49,648	19,951
Total General Expenses	-	250	250	-	2,000	2,000
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	-	-	-	-	-	-
Total Operating Expenses	163,447	178,997	15,550	1,218,504	1,431,976	213,472
Excess (Deficiency) of Revenue Over Operating Expenses	(46,192)	(12,697)	(33,495)	(243,602)	(101,576)	(142,026)
Total Depreciation and Amortization	-	-	-	(2,232)	-	2,232
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	1,292	1,292	-	10,336	10,336
Total Asset Purchases	-	-	-	-	-	-
Excess (Deficiency) of Revenue Over Expenditures	(46,192)	(13,989)	(32,203)	(241,370)	(111,912)	(129,458)

HOUSING AUTHORITY OF SAVANNAH, GA
Simon Frazier Homes
For November 2024
FDS Budget vs Actual - Summary

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
Total Tenant Revenue	40,017	35,821	4,196	357,180	286,568	70,612
Total Grant Revenue	104,608	182,558	(77,950)	1,074,197	1,460,464	(386,267)
Total Investment Revenue - Unrestricted	2,259	7,858	(5,599)	10,208	62,864	(52,656)
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	50	436	(386)	2,896	3,488	(592)
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
Total Revenue	146,934	226,673	(79,739)	1,444,481	1,813,384	(368,903)
EXPENSES						
Total Administrative	21,339	54,910	33,571	345,458	439,280	93,822
Total Tenant Services	3,914	7,142	3,228	24,230	57,136	32,906
Total Utilities	22,169	19,121	(3,048)	173,181	152,968	(20,213)
Total Maintenance and Operations	79,006	95,379	16,373	676,097	763,032	86,935
Total Protective Services	-	100	100	423	800	377
Total Insurance Premiums	12,974	8,283	(4,691)	99,036	66,264	(32,772)
Total General Expenses	1,017	3,680	2,663	42,605	29,440	(13,165)
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	6,001	-	(6,001)	45,687	-	(45,687)
Total Operating Expenses	146,420	188,615	42,195	1,406,717	1,508,920	102,203
Excess (Deficiency) of Revenue Over Operating Expenses	514	38,058	(37,544)	37,764	304,464	(266,700)
Total Depreciation and Amortization	-	-	-	(3,254)	-	3,254
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	3,675	3,675	-	29,400	29,400
Total Asset Purchases	-	22,160	22,160	-	177,280	177,280
Excess (Deficiency) of Revenue Over Expenditures	514	12,223	(11,709)	41,018	97,784	(56,766)

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

	MTD Actual	MTD Budget	Variance Amount	YTD Actual	YTD Budget	Variance Amount
REVENUE						
Total Tenant Revenue	42,835	35,342	7,493	341,903	282,736	59,167
Total Grant Revenue	32,418	72,005	(39,587)	370,844	576,040	(205,196)
Total Investment Revenue - Unrestricted	1,711	4,529	(2,818)	7,472	36,232	(28,760)
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	250	567	(317)	2,605	4,536	(1,931)
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
Total Revenue	77,214	112,443	(35,229)	722,824	899,544	(176,720)
EXPENSES						
Total Administrative	29,745	32,554	2,809	226,531	260,432	33,901
Total Tenant Services	3,286	651	(2,635)	29,314	5,208	(24,106)
Total Utilities	11,790	4,533	(7,257)	49,966	36,264	(13,702)
Total Maintenance and Operations	37,352	49,931	12,579	303,906	399,448	95,542
Total Protective Services	-	62	62	525	496	(29)
Total Insurance Premiums	(21,245)	8,070	29,315	71,094	64,560	(6,534)
Total General Expenses	(8,215)	4,117	12,332	13,950	32,936	18,986
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	2,669	-	(2,669)	21,580	-	(21,580)
Total Operating Expenses	55,382	99,918	44,536	716,866	799,344	82,478
Excess (Deficiency) of Revenue Over Operating Expenses	21,832	12,525	9,307	5,958	100,200	(94,242)
Total Depreciation and Amortization	-	-	-	1	-	(1)
Total Other Expenses	-	226	226	-	1,808	1,808
Total Other Financing Sources	-	2,508	2,508	-	20,064	20,064
Total Asset Purchases	-	12,770	12,770	-	102,160	102,160
Excess (Deficiency) of Revenue Over Expenditures	21,832	(2,979)	24,811	5,957	(23,832)	29,789

HOUSING AUTHORITY OF SAVANNAH, GA
 Horace Stillwell Towers
 For November 2024
 FDS Budget vs Actual - Summary

	MTD Actual	MTD Budget	Variance Amount	YTD Actual	YTD Budget	Variance Amount
REVENUE						
Total Tenant Revenue	44,549	45,980	(1,431)	357,428	367,840	(10,412)
Total Grant Revenue	49,772	115,458	(65,686)	483,889	923,664	(439,775)
Total Investment Revenue - Unrestricted	825	7,026	(6,201)	3,833	56,208	(52,375)
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	-	18,481	(18,481)	69,203	147,848	(78,645)
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
Total Revenue	95,146	186,945	(91,799)	914,353	1,495,560	(581,207)
EXPENSES						
Total Administrative	59,781	51,891	(7,890)	398,091	415,128	17,037
Total Tenant Services	5,136	7,808	2,672	38,533	62,464	23,931
Total Utilities	12,206	11,603	(603)	109,979	92,824	(17,155)
Total Maintenance and Operations	57,515	72,728	15,213	424,576	581,824	157,248
Total Protective Services	11,971	7,613	(4,358)	105,327	60,904	(44,423)
Total Insurance Premiums	10,936	7,959	(2,977)	91,822	63,672	(28,150)
Total General Expenses	2,195	3,779	1,584	8,152	30,232	22,080
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	25	-	(25)	432	-	(432)
Total Operating Expenses	159,765	163,381	3,616	1,176,912	1,307,048	130,136
Excess (Deficiency) of Revenue Over Operating Expenses	(64,619)	23,564	(88,183)	(262,559)	188,512	(451,071)
Total Depreciation and Amortization	-	-	-	235,240	-	(235,240)
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	3,442	3,442	-	27,536	27,536
Total Asset Purchases	-	19,813	19,813	-	158,504	158,504
Excess (Deficiency) of Revenue Over Expenditures	(64,619)	309	(64,928)	(497,799)	2,472	(500,271)

HOUSING AUTHORITY OF SAVANNAH, GA
Yamacraw Village
For November 2024

FDS Budget vs Actual - Summary

	MTD Actual	MTD Budget	Variance Amount	YTD Actual	YTD Budget	Variance Amount
REVENUE						
Total Tenant Revenue	24,445	34,157	(9,712)	266,347	273,256	(6,909)
Total Grant Revenue	105,780	207,655	(101,875)	1,112,613	1,661,240	(548,627)
Total Investment Revenue - Unrestricted	6,571	10,489	(3,918)	28,933	83,912	(54,979)
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	3,428	227	3,201	62,567	1,816	60,751
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
Total Revenue	140,224	252,528	(112,304)	1,470,460	2,020,224	(549,764)
EXPENSES						
Total Administrative	61,995	75,584	13,589	461,156	604,672	143,516
Total Tenant Services	5,661	5,687	26	39,320	45,496	6,176
Total Utilities	23,670	24,353	683	180,647	194,824	14,177
Total Maintenance and Operations	103,289	128,899	25,610	765,709	1,031,192	265,483
Total Protective Services	-	52	52	524	416	(108)
Total Insurance Premiums	6,189	13,835	7,646	85,850	110,680	24,830
Total General Expenses	6,678	5,715	(963)	60,939	45,720	(15,219)
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	5,635	-	(5,635)	53,759	-	(53,759)
Total Operating Expenses	213,117	254,125	41,008	1,647,904	2,033,000	385,096
Excess (Deficiency) of Revenue Over Operating Expenses	(72,893)	(1,597)	(71,296)	(177,444)	(12,776)	(164,668)
Total Depreciation and Amortization	-	-	-	39,031	-	(39,031)
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	4,608	4,608	-	36,864	36,864
Total Asset Purchases	-	29,578	29,578	-	236,624	236,624
Excess (Deficiency) of Revenue Over Expenditures	(72,893)	(35,783)	(37,110)	(216,475)	(286,264)	69,789

HOUSING AUTHORITY OF SAVANNAH, GA
SCB Kayton

For November 2024

FDS Budget vs Actual - Summary

	MTD Actual	MTD Budget	Variance Amount	YTD Actual	YTD Budget	Variance Amount
REVENUE						
Total Tenant Revenue	94,519	105,109	(10,590)	764,120	840,872	(76,752)
Total Grant Revenue	-	-	-	-	-	-
Total Investment Revenue - Unrestricted	91	100	(9)	784	800	(16)
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	-	353	(353)	1,779	2,824	(1,045)
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
Total Revenue	94,610	105,562	(10,952)	766,683	844,496	(77,813)
EXPENSES						
Total Administrative	37,533	29,800	(7,733)	254,634	238,400	(16,234)
Total Tenant Services	2,221	880	(1,341)	11,190	7,040	(4,150)
Total Utilities	15,066	14,378	(688)	130,102	115,024	(15,078)
Total Maintenance and Operations	113,991	49,001	(64,990)	432,257	392,008	(40,249)
Total Protective Services	-	149	149	294	1,192	898
Total Insurance Premiums	9,695	7,443	(2,252)	71,799	59,544	(12,255)
Total General Expenses	3,206	1,869	(1,337)	21,391	14,952	(6,439)
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	-	-	-	(2,022)	-	2,022
Total Operating Expenses	181,712	103,520	(78,192)	919,645	828,160	(91,485)
Excess (Deficiency) of Revenue Over Operating Expenses	(87,102)	2,042	(89,144)	(152,962)	16,336	(169,298)
Total Depreciation and Amortization	-	-	-	(132,635)	-	132,635
Total Other Expenses	-	-	-	24,400	-	(24,400)
Total Other Financing Sources	-	-	-	-	-	-
Total Asset Purchases	-	-	-	-	-	-
Excess (Deficiency) of Revenue Over Expenditures	(87,102)	2,042	(89,144)	(44,727)	16,336	(61,063)

HOUSING AUTHORITY OF SAVANNAH, GA
Local Fund

For November 2024

FDS Budget vs Actual - Summary

	MTD Actual	MTD Budget	Variance Amount	YTD Actual	YTD Budget	Variance Amount
REVENUE						
Total Tenant Revenue	-	-	-	(3,528)	-	(3,528)
Total Grant Revenue	-	-	-	-	-	-
Total Investment Revenue - Unrestricted	68,186	24,837	43,349	168,636	198,696	(30,060)
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	60,559	62,485	(1,926)	495,884	499,880	(3,996)
Total Property Management Fee Revenue	24,797	15,930	8,867	180,119	127,440	52,679
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	10,703	10,338	365	141,708	82,704	59,004
Total Revenue	164,245	113,590	50,655	982,819	908,720	74,099
EXPENSES						
Total Administrative	89,037	102,171	13,134	722,662	817,368	94,706
Total Tenant Services	-	333	333	-	2,664	2,664
Total Utilities	-	654	654	15,381	5,232	(10,149)
Total Maintenance and Operations	3,875	3,296	(579)	47,032	26,368	(20,664)
Total Protective Services	-	-	-	-	-	-
Total Insurance Premiums	2,411	2,403	(8)	17,639	19,224	1,585
Total General Expenses	-	4,600	4,600	-	36,800	36,800
Total Interest Expense	-	-	-	-	-	-
Total Housing Assistance Payments	-	-	-	-	-	-
Total Operating Expenses	95,323	113,457	18,134	802,714	907,656	104,942
Excess (Deficiency) of Revenue Over Operating Expenses	68,922	133	68,789	180,105	1,064	179,041
Total Depreciation and Amortization	-	-	-	3,430	-	(3,430)
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	1,875	1,875	-	15,000	15,000
Total Asset Purchases	-	-	-	-	-	-
Excess (Deficiency) of Revenue Over Expenditures	68,922	(1,742)	70,664	176,675	(13,936)	190,611

HOUSING AUTHORITY OF SAVANNAH, GA

Bond Fund

For November 2024

FDS Budget vs Actual - Summary

	MTD Actual	MTD Budget	Variance Amount	YTD Actual	YTD Budget	Variance Amount
REVENUE						
Total Tenant Revenue	-	-	-	-	-	-
Total Grant Revenue	-	-	-	-	-	-
Total Investment Revenue - Unrestricted	21,287	9,119	12,168	77,102	72,952	4,150
Total Investment Revenue - Restricted	-	-	-	-	-	-
Total Other Revenue	7,474	15,386	(7,912)	189,040	123,088	65,952
Total Property Management Fee Revenue	-	-	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-	-	-
Total Revenue	28,761	24,505	4,256	266,142	196,040	70,102
EXPENSES						
Total Administrative	627	821	194	2,435	6,568	4,133
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	-	-	-	-	-	-
Total Operating Expenses	627	821	194	2,435	6,568	4,133
Excess (Deficiency) of Revenue Over Operating Expenses	28,134	23,684	4,450	263,707	189,472	74,235
Total Depreciation and Amortization	-	-	-	3,118	-	(3,118)
Total Other Expenses	-	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-	-
Total Asset Purchases	-	-	-	-	-	-
Excess (Deficiency) of Revenue Over Expenditures	28,134	23,684	4,450	260,589	189,472	71,117

HOUSING AUTHORITY OF SAVANNAH, GA
Housing Choice Voucher - Administrative
For November 2024

FDS Budget vs Actual - Summary

	MTD Actual	MTD Budget	Variance Amount	YTD Actual	YTD Budget	Variance Amount
REVENUE						
HUD Operating Grant: FSS Coordinator Receipts	9,922	15,512	(5,590)	126,944	124,096	2,848
HUD Operating Subs: HCV Admin Fee	282,787	225,520	57,267	1,910,246	1,804,160	106,086
Homeownership Admin Fee Income	-	117	(117)	-	936	(936)
Investment Revenue - Unrestricted	12,164	11,275	889	53,252	90,200	(36,948)
Fraud - Admin	1,285	208	1,077	43,955	1,664	42,291
Misc Income Account	-	417	(417)	1,882	3,336	(1,454)
<i>Total Revenue</i>	306,157	253,049	53,108	2,136,279	2,024,392	111,887
EXPENSES						
Total Administrative	244,659	241,729	(2,930)	1,797,555	1,933,832	136,277
Total Tenant Services	4,100	-	(4,100)	3,795	-	(3,795)
Total Utilities	-	2,230	2,230	17,054	17,840	786
Total Maintenance and Operations	3,150	4,434	1,284	23,190	35,472	12,282
Total Protective Services	-	253	253	-	2,024	2,024
Total Insurance Premiums	8,119	5,980	(2,139)	58,089	47,840	(10,249)
Total General Expenses	61	-	(61)	544	-	(544)
Total Interest Expense	-	-	-	-	-	-
<i>Total Operating Expenses</i>	260,089	254,626	(5,463)	1,900,226	2,037,008	136,782
Excess Operating Revenue Over Operating Expenses	46,068	(1,577)	47,645	236,053	(12,616)	248,669

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

	MTD	MTD	Variance	YTD	YTD	Variance
	Actual	Budget	Amount	Actual	Budget	Amount
REVENUE						
HUD Operating Grants: HCV	2,548,069	2,763,850	(215,781)	22,424,139	22,110,800	313,339
Fraud-HAP	-	208	(208)	30,538	1,664	28,874
FSS Forfeiture Income	-	847	(847)	-	6,776	(6,776)
<i>Total Revenue</i>	2,548,069	2,764,905	(216,836)	22,454,677	22,119,240	335,437
EXPENSES						
Total Housing Assistance Payments	2,894,532	2,764,912	(129,620)	22,737,013	22,119,296	(617,717)
Total Depreciation and Amortization	-	-	-	2,333	-	(2,333)
Total Other Expenses	(8,793)	792	9,585	(108,658)	6,336	114,994
<i>Total Expenses</i>	2,885,739	2,765,704	(120,035)	22,630,688	22,125,632	(505,056)
Excess (Deficiency) of Revenue Over Expenditures	(337,670)	(799)	(336,871)	(176,011)	(6,392)	(169,619)

HOUSING AUTHORITY OF SAVANNAH, GA
 Shelter Plus Care - Administrative
 For November 2024

FDS Budget vs Actual - Summary

	MTD Actual	MTD Budget	Variance Amount	YTD Actual	YTD Budget	Variance Amount
REVENUE						
Admin Fee Revenue: SPC	6,703	8,590	(1,887)	65,761	68,720	(2,959)
Investment Revenue - Unrestricted	1,177	-	1,177	5,148	-	5,148
<i>Total Revenue</i>	7,880	8,590	(710)	70,909	68,720	2,189
EXPENSES						
Total Administrative	16,249	6,808	(9,441)	68,855	54,464	(14,391)
Total Tenant Services	-	-	-	-	-	-
Total Utilities	-	-	-	-	-	-
Total Maintenance and Operations	-	-	-	-	-	-
Total Protective Services	-	-	-	-	-	-
Total Insurance Premiums	401	-	(401)	3,068	-	(3,068)
Total General Expenses	-	-	-	-	-	-
Total Interest Expense	-	-	-	-	-	-
<i>Total Operating Expenses</i>	16,650	6,808	(9,842)	71,923	54,464	(17,459)
Excess Operating Revenue Over Operating Expenses	(8,770)	1,782	(10,552)	(1,014)	14,256	(15,270)

HOUSING AUTHORITY OF SAVANNAH, GA
 Shelter Plus Care - Program
 For November 2024

FDS Budget vs Actual - Summary

	MTD Actual	MTD Budget	Variance Amount	YTD Actual	YTD Budget	Variance Amount
REVENUE						
HUD Operating Subs: Shelter Plus Care Grants	134,063	121,780	12,283	1,058,544	974,240	84,304
<i>Total Revenue</i>	134,063	121,780	12,283	1,058,544	974,240	84,304
EXPENSES						
Total Housing Assistance Payments	131,974	121,780	(10,194)	1,054,571	974,240	(80,331)
Total Depreciation and Amortization	-	-	-	-	-	-
Total Other Expenses	-	-	-	-	-	-
<i>Total Expenses</i>	131,974	121,780	(10,194)	1,054,571	974,240	(80,331)
Excess (Deficiency) of Revenue Over Expenditures	2,089	-	2,089	3,973	-	3,973

HOUSING AUTHORITY OF SAVANNAH, GA
 Single Room Occupancy - Administrative
 For November 2024

FDS Budget vs Actual - Summary

	MTD Actual	MTD Budget	Variance Amount	YTD Actual	YTD Budget	Variance Amount
REVENUE						
HUD Operating Subs: SRO Admin Fee	1,892	1,661	231	15,141	13,288	1,853
Investment Revenue - Unrestricted	2,464	255	2,209	10,637	2,040	8,597
Misc Income Account	-	294	(294)	-	2,352	(2,352)
<i>Total Revenue</i>	4,356	2,210	2,146	25,778	17,680	8,098
EXPENSES						
Total Administrative	6,065	5,024	(1,041)	27,133	40,192	13,059
Total Tenant Services	-	-	-	-	-	-
Total Utilities	-	13	13	-	104	104
Total Maintenance and Operations	-	32	32	-	256	256
Total Protective Services	-	1	1	-	8	8
Total Insurance Premiums	151	38	(113)	1,151	304	(847)
Total General Expenses	-	-	-	-	-	-
Total Interest Expense	-	-	-	-	-	-
<i>Total Operating Expenses</i>	6,216	5,108	(1,108)	28,284	40,864	12,580
Excess Operating Revenue Over Operating Expenses	(1,860)	(2,898)	1,038	(2,506)	(23,184)	20,678

HOUSING AUTHORITY OF SAVANNAH, GA
 Single Room Occupancy - Program
 For November 2024

FDS Budget vs Actual - Summary

	MTD Actual	MTD Budget	Variance Amount	YTD Actual	YTD Budget	Variance Amount
REVENUE						
HUD Operating Subs: SRO	6,828	7,060	(232)	54,627	56,480	(1,853)
<i>Total Revenue</i>	6,828	7,060	(232)	54,627	56,480	(1,853)
EXPENSES						
Total Housing Assistance Payments	5,616	7,060	1,444	46,855	56,480	9,625
Total Depreciation and Amortization	-	-	-	-	-	-
Total Other Expenses	-	-	-	-	-	-
<i>Total Expenses</i>	5,616	7,060	1,444	46,855	56,480	9,625
Excess (Deficiency) of Revenue Over Expenditures	1,212	-	1,212	7,772	-	7,772



Agenda Item No. 2 – *Old Business* **THE PINES AT GARDEN CITY** **SUPPLEMENTAL BOND RESOLUTION**

RECOMMENDED ACTION:

Adopt the Supplemental Bond Resolution authorizing the final terms of the Bonds (aggregate principal amount is being finalized and will be provided by January 14, 2025), the proceeds of which will be loaned to Pines Acquisition Partners, LP.

BACKGROUND:

Georgia housing authorities are authorized to issue revenue bonds for the purposes of enabling the financing of multifamily dwelling units for persons with low and moderate income. The Housing Authority of Savannah (“HAS”) has on numerous occasions issued revenue Bonds with the proceeds from the bonds loaned to a private developer for the purpose of preserving and renovating affordable housing.

On September 10, 2024, HAS adopted a Bond Resolution authorizing the issuance of revenue bonds for the purpose of financing the acquisition and renovation of 94 affordable housing units located in Garden City, GA. The property, known as The Pines at Garden City, is being acquired by Pines Acquisition Partners, LP, who successfully secured an award of Low-Income Housing Tax Credits that will be paired with HAS-issued bond proceeds with the purpose of financing the property renovations, including interior upgrades, HVAC systems, water heaters, windows, stairs and railings, sidewalks and walkways, as well as the inclusion of new playground, security cameras, BBQ pavilion, and gazebo. The Bond Resolution approved last September stated the Bonds would not exceed \$16 million in combined aggregate principal amount or 6% in annual interest rate, and that final maturity date for the bonds would be no later than April 1, 2043. HAS now desires to ratify the final terms of the Bonds, which will be delivered in two Series.

The principal bond amount structures and the corresponding interest revenue to HAS is currently being finalized, and will be shared with the Commissioners ahead of Tuesday's meeting.

The rehabilitation will not alter the rental structure of the project, and all units will remain affordable for persons whose income is equal to or less than 60% of the area median income.

LEGAL CONSIDERATIONS:

The Authority's Legal Counsel has reviewed the Supplemental Bond Resolution and will be present to discuss any further legal issues. The Authority received authorization from the City Council of Garden City for issuing these bonds.

BOARD CONSIDERATION AND ACTION:

The staff recommendation is to approve the supplemental Bond Resolution, authorizing the final terms of the Bonds on behalf of Pines Acquisition Partners, LP.

RESOLUTION NO. 01-25-01

**SUPPLEMENTAL BOND RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH
BOARD OF COMMISSIONERS FOR THE PINES AT GARDEN CITY**

WHEREAS, the Housing Authority of Savannah (the “Issuer”) is a public body corporate and politic duly organized and validly existing under the Constitution and laws of the State of Georgia, including the Housing Authorities Law of the State of Georgia (Official Code of Georgia Annotated, Section 8-3-1, *et seq.*), as amended (the “Act”), and activated by a resolution of the Mayor and Aldermen of the City of Savannah, adopted on December 22, 1937; and

WHEREAS, the Issuer was created for the purpose, *inter alia*, of financing safe and sanitary multifamily dwelling units for citizens of the State of Georgia with low and moderate income, and the Act empowers the Issuer to issue its revenue obligations, in accordance with the provisions thereof and the applicable provisions of the Revenue Bond Law of the State of Georgia, O.C.G.A. Section 36-82-60, *et seq.*, as amended, in order to finance “eligible housing units” (as defined in the Act) and, all in furtherance of the public purpose for which it was created; and

WHEREAS, on September 10, 2024, the Issuer adopted a resolution (the “Original Resolution”) authorizing the issuance of (i) Housing Authority of Savannah Multifamily Tax-Exempt Bonds (Fannie Mae MBS Secured) (The Pines at Garden City Project), Series 2025A (the “Series 2025A Bonds”) and (ii) Housing Authority of Savannah Multifamily Housing Revenue Bonds (The Pine at Garden City Project), Series 2025B (the “Series 2025B Bonds”), in an aggregate principal amount not to exceed \$16,000,000, the proceeds of which will be loaned by the Issuer to Pines Acquisition Partners, LP, a Georgia limited partnership (the “Borrower”), in order a portion of the costs of the acquisition, rehabilitation and equipping of an approximately 94-unit multifamily housing development located at 145 Priscilla D. Thomas Way, Garden City, Georgia 31408, known as The Pines at Garden City (the “Project”); and

WHEREAS, the Issuer now proposes to authorize the final par amount, interest rate, maturity date and maximum annual debt service with respect to the Bonds; and

WHEREAS, the Issuer proposes to authorize the execution, delivery and performance of a Bond Purchase Agreement, to be dated its date of execution and delivery (the “Bond Purchase Agreement”), among the Issuer, the Borrower and Stifel, Nicolaus & Company, Incorporated, as underwriter for the Bonds (the “Underwriter”), relating to the sale of the Bonds; and

WHEREAS, it is also necessary and proper at this time for the Issuer to approve and provide for the execution and delivery of an Official Statement pertaining to the Bonds (the “Official Statement”);

NOW, THEREFORE, BE IT RESOLVED, BY THE HOUSING AUTHORITY OF SAVANNAH, as follows:

Section 1. Authority for Bond Resolution. This Bond Resolution is adopted pursuant to the provisions of the Act.

Section 2. Authorization and Terms of the Series 2025A Bonds. The issuance of \$_____ in principal amount of revenue bonds of the Issuer known as “Housing Authority of Savannah Multifamily Tax-Exempt Bonds (Fannie Mae MBS Secured) (The Pines at Garden City Project), Series 2025A” is hereby authorized. The Series 2025A Bonds shall bear interest from their date of issuance at a rate of ___% per annum payable in accordance with the Indenture, a form of which was previously approved by the Issuer. The Series 2025A Bonds shall mature on _____. The Series 2025A Bonds shall be subject to redemption prior to maturity in accordance with the terms of the Indenture. Principal payments with respect to the Series 2025A Bonds shall be made in accordance with the terms of the Indenture.

Section 3. Authorization and Terms of the Series 2025B Bonds. The issuance of \$_____ in principal amount of revenue bonds of the Issuer known as “Housing Authority of Savannah Multifamily Housing Revenue Bonds (The Pines at Garden City Project), Series 2025B” is hereby authorized. The Series 2025B Bonds shall bear interest from their date of issuance at a rate of ___% per annum payable in accordance with the Indenture, a form of which was previously approved by the Issuer. The Series 2025B Bonds shall mature on _____. The Series 2025B Bonds shall be subject to redemption prior to maturity in accordance with the terms of the Indenture. Principal payments with respect to the Series 2025B Bonds shall be made in accordance with the terms of the Indenture.

Section 4. Authorization of Bond Purchase Agreement. The execution, delivery and performance of the Bond Purchase Agreement by and among the Issuer, the Borrower and the Underwriter be and the same are hereby authorized. The Bond Purchase Agreement shall be in substantially the form attached hereto as Exhibit “A,” subject to such minor changes, insertions or omissions as may be approved by the Chairman or Vice Chairman of the Issuer and the execution of the Bond Purchase Agreement by the Chairman or Vice Chairman and Secretary of the Issuer as hereby authorized shall be conclusive evidence of any such approval.

Section 5. Authorization of Official Statement. The execution, use and distribution of the Official Statement, dated the date of execution and delivery of the Bond Purchase Agreement, pertaining to the Bonds are authorized and approved, provided that the Official Statement is in substantially the same form as the Preliminary Official Statement on file with the Issuer.

Section 6. General Authority. From and after the execution and delivery of the documents hereinabove authorized, the proper officers, commissioners, directors, agents and employees of the Issuer are hereby authorized, empowered and directed to do

all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of said documents as executed and are further authorized to take any and all further actions and execute and deliver any and all other documents and certificates as may be necessary or desirable in connection with the issuance of the Bonds and the matters described herein.

The Chairman or Vice Chairman and Secretary or Assistant Secretary of the Issuer are hereby authorized and directed to prepare and furnish to the purchaser or purchasers, when the Bonds are issued, certified copies of all the proceedings and records of the Issuer relating to the Bonds, and such other affidavits and certificates as may be required to show the facts relating to the legality and marketability of the Bonds as such facts appear from the books and records in the officers' custody and control or as otherwise known to them; and all such certified copies, certificates and affidavits, including any heretofore furnished, shall constitute representations of the Issuer as to the truth of all statements contained therein.

Section 7. Actions Approved and Confirmed. All acts and doings of the officers of the Issuer which are in conformity with the purposes and intents of this Supplemental Bond Resolution and in the furtherance of the issuance of the Bonds shall be, and the same hereby are, in all respects approved and confirmed.

Section 8. Severability of Invalid Provisions. If any one or more of the agreements or provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining agreements and provisions and shall in no way affect the validity of any of the other agreements and provisions hereof or of the Bonds authorized hereunder.

Section 9. Repealing Clause. All resolutions or parts thereof of the Issuer in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 10. Effective Date. This Supplemental Bond Resolution shall take effect immediately upon its adoption.

ADOPTED this 14th day of January, 2025.

(CORPORATE SEAL)

HOUSING AUTHORITY OF SAVANNAH

Attest:

Chairwoman

Secretary

PENDING FINAL TERMS

Exhibit A

[attach form of Bond Purchase Agreement]

SECRETARY'S CERTIFICATE

The undersigned Secretary of the Housing Authority of Savannah (the "Issuer"), DOES HEREBY CERTIFY that the foregoing pages of typewritten matter pertaining to the issuance of (i) Housing Authority of Savannah Multifamily Tax-Exempt Bonds (Fannie Mae MBS Secured) (The Pines at Garden City Project), Series 2025A and (ii) Housing Authority of Savannah Multifamily Housing Revenue Bonds (The Pine at Garden City Project), Series 2025B, constitute a true and correct copy of the Supplemental Bond Resolution, adopted on January 14, 2025, by the Issuer in a meeting duly called and assembled, which was open to the public and at which a quorum was present and acting throughout, and that the original of said Bond Resolution appears of record in the Minute Book of the Issuer which is in the undersigned's custody and control.

WITNESS my hand and the official seal of the Housing Authority of Savannah this 14th day of January, 2025.

Secretary, Housing Authority of Savannah

(CORPORATE SEAL)

Agenda Item No. 3 – *New Business* **FY 2025 ANNUAL PHA PLAN AND** **FY 2025 FIVE YEAR PLAN**

RECOMMENDED ACTION:

Adopt the FY 2025 PHA Annual Plan and FY 2025 Five Year Plan, along with the accompanying HUD Certification Form.

BACKGROUND:

A draft copy of the Housing Authority of Savannah’s FY 2025 Annual PHA Plan and FY 2025 Five Year Plan has been enclosed with the meeting material. The Quality Housing and Work Responsibility Act of 1998 requires housing authorities to develop agency plans to notify HUD, the residents and the public of the Housing Authority’s goals, objectives and strategies. The Agency Plans must be updated and submitted annually, with long-term plans submitted every five years. Each housing authority must submit agency plans to HUD seventy-five days prior to the start of its fiscal year. The Housing Authority of Savannah must submit its plan by January 16, 2025.

ANALYSIS:

A Resident Advisory Board (RAB) consisting of public housing residents has reviewed the plan. The plans are currently under a 45-day public comment period with a public hearing scheduled for January 13, 2025 to receive comments from the Savannah community. No The draft of the plans have also been provided to the City of Savannah’s Community Planning and Development Department and the City Manager must also certify that the Plan is consistent with the City’s Consolidated Plan, prior to submission.

COMMENTS:

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

LEGAL CONSIDERATIONS:

None

FINANCIAL CONSIDERATIONS:

None

BOARD CONSIDERATION AND ACTION:

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

RESOLUTION NO. 01-25-02

**RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF COMMISSIONERS
ADOPTING THE FY 2025 ANNUAL PLAN AND FY 2025 FIVE-YEAR PLAN**

WHEREAS, the Housing Authority of Savannah (HAS) must submit to the U.S. Department of Housing and Urban Development, its Annual Plan (Form HUD-50075-ST) for the fiscal period of 04/01/2025 through 03/31/2026 and Five Year Plan (form HUD-50075-5Y) for the fiscal period of 04/01/2025 through 03/31/2030 on or before January 16, 2025; and

WHEREAS, HAS held a series of Resident Advisory Board meetings regarding the plan during October 2024 through December 2024; and

WHEREAS, a duly noticed Public Hearing was held on January 13, 2025 to receive input from the community regarding this plan; and

WHEREAS, the plans have been certified by the City of Savannah as consistent with the City of Savannah’s 2023-2027 Consolidated Plan; and

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

NOW THEREFORE, IT IS HEREBY RESOLVED that the Board of Commissioners of the Housing Authority of Savannah adopts the FY 2025 HAS Annual Plan and FY 2025 Five-Year Plan and authorizes the signatures of the Chairwoman and Executive Director to form HUD-50077-ST-HCV-HP, which certifies the Plan.

ADOPTED by the Board of Commissioners this 14th day of January, 2025.

HOUSING AUTHORITY OF SAVANNAH

By: _____
Dr. M. Ann Levett, Chairwoman

ATTEST:

Evette Hester, Secretary

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

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2025, in connection with the submission of the Plan and implementation thereof:

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

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

HOUSING AUTHORITY OF SAVANNAH
PHA Name

GA002
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2025

5-Year PHA Plan for Fiscal Years 2025 - 2030

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director		Name Board Chairman	
Evette Hester	01/14/2025	Dr. M. Ann Levett	01/14/2025
Signature	Date	Signature	Date

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.