



November 12, 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

Dr. Kenneth Zapp
Term Expires: 01/04/2030

RESIDENT ADVISORS

Deborah Bulloch
Term Expires: 05/14/2026

Sophia Perry
Term Expires: 05/14/2026

Evette Hester, Executive Director



TENTATIVE AGENDA

REGULAR BOARD OF COMMISSIONERS MEETING

Wednesday, November 12, 2025 12:15 p.m.

HAS Administrative Office, 1407 Wheaton Street, Building B Community Room

**MEETING CALL TO ORDER AND ROLL CALL: DR. M ANN LEVETT, CHAIRWOMAN
MOMENT OF SILENCE**

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

Recommended Action: Approve

- (A) Minutes of September 10, 2025 Regular Meeting
- (B) Resident Services Report
- (C) Property Management Report
- (D) Assisted Housing Programs Report
- (E) Real Estate Development Report
- (F) 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. Executive Director’s Report..... Evette Hester, Executive Director

3. Contract Award for Breezeway Improvements at Frazier Homes..... Rafaella Nutini,
Director of Real Estate Preservation and Development

Recommended Action: Adopt Board Resolution No. 11-25-01, award of contract to Pioneer Construction, Inc.

4. A&E Resolution Amendment Rafaella Nutini,
Director of Real Estate Preservation and Development

Recommended Action: Adopt Board Resolution 11-25-02, adopt superseding resolution to Board Resolution No. 02-25-01

5. Admissions and Continued Occupancy PolicySelena Kelly, Interim Director of Property Management

Recommended Action: Adopt Board Resolution No. 11-25-03 adopting ACOP revision

6. Housing Choice Voucher Administrative PlanSelena Kelly, Interim Director of Property Management

Recommended Action: Adopt Board Resolution 11-25-04, adopting HCV Administrative Plan revision

7. Procurement Policy Revision Robert Faircloth, Director of Finance

Recommended Action: Adopt Board Resolution 11-25-05

8. Comments from CommissionersDr. M. Ann Levett, Chairwoman

9. Executive Session**Dr. M. Ann Levett, Chairwoman

***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



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
- Kristin Hopkins-Graham, Director of Resident Services
- Selena Kelly, Interim Director of Property Management
- Renay Malone, Interim Director of Assisted Housing Programs
- Rafaella Nutini, Director of Real Estate Development and Preservation
- 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 Wednesday’s meeting, along with the action to be accomplished by approval.

CONSENT AGENDA ITEM	TO BE ACCOMPLISHED
(A) Minutes of September 10, 2025 Regular Meeting	Approve Minutes
(B) Resident Services Report	Receive Report
(C) Property Management Report	Receive Report
(D) Assisted Housing Programs Report	Receive Report
(E) Real Estate Development Report	Receive Report
(F) Financial Services Report	Receive Report

BOARD CONSIDERATION AND ACTION:

Approve Consent Agenda

Consent Agenda Item (A)

MEETING MINUTES

The proposed minutes of the September 10, 2025 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

Dr. Kenneth Zapp

REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
September 10, 2025

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 B Community Room beginning at approximately 12:15 p.m. on Wednesday, September 10, 2025. Vice Chairman Edward Gresham called the meeting to order and upon roll call those present and absent were as follows:

Present: Edward Gresham, Vice Chairman
 Happi Peavey-Guzman
 Michael Holland
 Dr. Kenneth Zapp

Absent: Dr. M. Ann Levett, Chairwoman

Also present were Executive Director Evette Hester, Director of Finance Robert Faircloth, Director of Human Resources Shannell Hardwick, Director of Resident Services Kristin Hopkins-Graham, Interim Director of Property Management Selena Kelly, Interim Director of Assisted Housing Programs Renay Malone, Director of Real Estate Development and Preservation Rafaella Nutini, Management Analyst Tammy Brawner, Resident Advisor Deborah Bulloch, and Resident Advisor Sophia Perry. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP, Attorney David Sunshine Hamburger of Georgia Legal Services, and several community members were also in attendance.

The Vice Chairman opened the meeting with a moment of silence.

APPROVAL OF CONSENT AGENDA

The Consent Agenda included the minutes of the August 13, 2025 regular meeting; Resident Services Report; Property Management Report; Assisted Housing Programs Report; Real Estate Development Report; and Financial Report. Commissioner Holland made a motion to approve the consent agenda. Commissioner Peavey-Guzman seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Evette Hester provided a report to the Commissioners. Report highlights included:

- Horace Stillwell Towers received a score of 85 out of 100 on its recent HUD NSPIRE physical inspections. Ms. Hester offered thanks and congratulations to Property Manager Angela Capers and the team at Stillwell Towers.
- Upcoming NSPIRE inspections for Pickens Patterson Terrace and Single Family Homes will take place on September 10 and 11
- A report of the well-attended Yamacraw Village community meeting on August 27th was provided. A Relocation Plan for Yamacraw Village residents has been drafted.
- Ms. Hester provided an overview of the Bond transaction on the day's agenda

ADOPTION OF BOND INDUCEMENT LETTER RESOLUTION FOR RENDANT APARTMENTS

Director of Real Estate Development and Preservation Rafaella Nutini addressed the Board of Commissioners regarding a bond applications received from The Glick Company, which owns Rendant Apartments (Rendant) located at 1030 Shawnee Street, Savannah, GA, a 129-unit multifamily development comprised of ten (10) apartment buildings containing units of one and two bedrooms, all covered by a Section 8 Housing Assistance Payment (HAP) contract. Sixty-four (64) of the units are restricted to seniors. It is Glick's plan to fully rehabilitate the property, which was built in 1980. The total estimated cost of rehabilitation is approximately \$6.7 million, with scope that includes HVAC systems, appliances, plumbing fixtures, new flooring, kitchen cabinets, windows, bathroom vanities, smoke detectors, and accessibility improvements, among other items.

Glick filed an inducement letter application seeking HAS to issue housing revenue bonds in an amount not to exceed \$16 million, the proceeds of which will be used in combination with low-income housing tax credits (LIHTC) to fund the rehabilitation of Rendant Apartments. The resolution was brought to the Board of Commissioners at the August meeting and some questions were raised by Board members regarding the scope of the rehabilitation work. The vote was tabled for those questions to be answered. All questions

had now been addressed and the Board was ready to take a vote. Commissioner Zapp made a motion, seconded by Commissioner Holland to adopt Board Resolution No. 09-25-01, which follows these minutes. The motion passed unanimously.

During this section of the agenda, community members interrupted the meeting to raise concerns regarding the demolition application and relocation plans for Yamacraw Village. The Vice Chairman and HAS Counsel indicated that the public meeting of the Board to discuss its business was not the venue for such a discussion. Appreciation was offered to the community and Vice Chairman provided encouragement for them to continue to come to community engagement events for Yamacraw Village. Commissioner Zapp also indicated, with the Vice Chairman in agreement that he would hear their comments at another time.

ADOPTION OF BOND ISSUANCE RESOLUTION FOR MONTGOMERY LANDING

Ms. Nutini continued by sharing with the Commissioners that on April 9, 2024, the Board of Commissioners approved an Inducement Resolution confirming its intent to issue bonds in an amount not to exceed \$28 million, the proceeds of which would be used to partially fund the rehabilitation of Montgomery Landing by Paces Foundation.

Following the approval of the Inducement Resolution, the Developer received an award of 4% LIHTC from the Georgia Department of Community Affairs. The re-syndication of the property is expected to cause a modification to the rental structure of the project, with 100% of the units becoming restricted to families earning 30% to 80% AMI. Re-syndication is also expected to impact the property’s ownership structure, with acquisition of the property by a new owner to be called Montgomery Landing 2024, LLC, which will once again be controlled by the Foundation.

Ms. Nutini indicated that issuance of the bonds was the next step and presented Board Resolution No. 09-25-02 *Bond and Note Resolution*, for the purpose of financing the rehabilitation of Montgomery Landing. Commissioner Peavey-Guzman moved to adopt the resolution that follows these minutes. Commissioner Holland seconded the motion and the resolution was unanimously adopted.

There being no further business, the Vice Chairman called for a motion to close the meeting. The motion to close was made by Commissioner Holland and seconded by Commissioner Zapp. The Vice Chairman adjourned the meeting at 12:46 p.m.

Secretary

ATTEST:

Chairwoman

Approval Date: November 12, 2025

Consent Agenda Item (B) RESIDENT SERVICES

Grill and Gather Events Strengthen Community Connections and Youth Engagement

For the month of October, the Resident Services Department focused on building stronger community engagement and



promoting wellness across all Housing Authority of Savannah (HAS) properties through our “Grill & Gather” community events. These events provided residents

with an opportunity to connect with staff in a relaxed, family-friendly setting while enjoying food, fellowship, and open dialogue about community resources and upcoming initiatives.

To make the gatherings even more meaningful for our youth, Red Ribbon Week activities were incorporated into each event. Children and teens participated in interactive prevention-themed



contests and challenges that promoted the importance of living a healthy, drug-free lifestyle

These combined efforts not only celebrated community unity but also reinforced HAS’s commitment to education, wellness, and empowerment. By bringing together residents of all ages through these purposeful and engaging events, Resident Services continues to advance its mission of creating thriving, supportive communities throughout Savannah’s public housing and Housing Choice Voucher programs.

The Housing Authority of Savannah Resident Services Department remains steadfast in its mission to empower residents by delivering impactful educational, employment, and enrichment opportunities – made possible through strategic and growing partnerships with community organizations.

Resident Services Celebrates a Family Self-Sufficiency Success Story!

The Housing Authority of Savannah’s Resident Services Department celebrated one of its own—Ms. N.T., the newest graduate of the Public Housing Family Self-Sufficiency (PH-FSS) Program!

Since enrolling in October 2023, Ms. N.T. has shown extraordinary determination and growth—proving that hard work and support truly lead to self-sufficiency. Over the past year, she has:

- Maintained full-time employment since October 2024
- Boosted her credit score by 30 points, surpassing her goal
- Enrolled at a university as a Psychology major, maintaining a 3.89 GPA
- Improved her health and wellness, through weight loss and reaching personal goals
- Completed Homebuyer Education, preparing for the next big step toward homeownership

Through her persistence and commitment, Ms. N.T. has earned an escrow disbursement, a powerful milestone in her journey toward financial independence.

The Resident Services team commends Ms. N.T. for her inspiring achievements and the example she sets for fellow participants. Her success reflects the true purpose of the Family Self-Sufficiency Program—empowering residents to build brighter, more sustainable futures for themselves and their families.

From Public Housing to Proud Homeowners

A Savannah family has turned their dream of homeownership into reality — purchasing a beautiful, newly constructed two-bedroom, two-bathroom home in historic Cuyler/Brownsville.



Through years of perseverance and the power of partnership, this family achieved what once felt out of reach. With a conventional loan from a national bank at a 5.75% interest rate, their dream was made possible by critical down payment assistance totaling \$40,000, including:

- \$22,500 from the City of Savannah’s *DreamMaker Program*, and
- \$17,500 from the *Community Housing Services Agency, Inc. (CHSA)*.

Their journey began in 2017, when they joined the Housing Authority of Savannah’s Public Housing Program seeking stability. In September 2023, they transitioned to the Housing Choice Voucher Program, and by March 2025, they completed enrollment in the HAS Homeownership Program.

Through this life-changing initiative, the family will continue to receive monthly housing payment assistance for the duration of their mortgage, as long as they maintain HUD and HAS eligibility.

This milestone is a testament to resilience, and community support. The family's story reflects what's possible when opportunity, guidance, and determination come together to create lasting change.

Consent Agenda Item (C) Property Management Report

The Housing Authority of Savannah (HAS) oversees six residential communities: Yamacraw Village, Frazier Homes, Stillwell Towers, Patterson Terrace, Single Family Homes, and Kayton Homes. Of these, five are conventional public housing developments, while Kayton Homes operates as a Project-Based Voucher (PBV) site following its conversion under the Rental Assistance Demonstration (RAD) program.

Collectively, these properties comprise 1,061 housing units designated for households earning at or below 80% of the Area Median Income (AMI), with a portion reserved for very low-income families earning at or below 50% of AMI. Income eligibility thresholds vary based on geographic location and household size.

Residents of HAS-managed properties are selected based on eligibility criteria specific to each housing program. Applicants must submit a formal application and join the appropriate waitlist.

As of October 24, 2025, the following waitlist totals were recorded:

- **General Public Housing Waitlist: 3,702 applicants**
- **Stillwell Towers Waitlist (Senior and Disabled): 902 applicants**
- **Kayton Homes PBV Waitlist: 676 applicants**

Please note that the waitlist for Stillwell Towers officially closed on September 29, 2025.

During the previous month, the HAS Occupancy team conducted 36 applicant interviews to verify eligibility and ensure unit assignments align with household size requirements. A

Additionally, a total of 225 public housing units are currently classified as undergoing modernization, and one unit is designated as non-dwelling in HUD's Inventory Management System due to administrative use, renovations, or planned demolition. These units are excluded from HAS's overall occupancy rate calculations.

The Property Management Department of the Housing Authority of Savannah (HAS) is responsible for operating affordable housing units that are set aside to families of low and moderate incomes, while maintaining strong communities and ensuring compliance to regulatory agencies.

Property Statistics

	Yamacraw Village	Frazier Homes	Stillwell Towers	Patterson Terrace	Single Family Homes	Kayton Homes
	315	236	211	76	60	164
	97	222	208	71	60	160
	218	15	2	1	0	3
	218	3	0	4	0	1
	0	0	1	0	0	0
	100.0%	95.3%	98.6%	98.6%	100.0%	98.2%
	N/A	54	34	57	29	0
	19,480.00	45,611.53	45,107.00	20,548.00	25,144.00	129,127.23
	18,078.70	35,406.45	46,584.66	19,101.00	24,375.00	128,534.64
	93%	78%	103%	93%	97%	100%
	146,447.00	321,834.90	320,635.00	157,488.50	176,527.00	826,119.61
	136,127.41	299,658.36	317,226.00	143,398.50	174,079.70	827,599.30
	93%	93%	99%	91%	99%	100%
	20,946.32	69,612.31	45,920.25	20,599.35	25,762.49	131,045.13
	18,566.21	35,946.00	48,493.79	19,257.00	25,728.70	128,847.74
	89%	52%	106%	93%	100%	98.3%
	0	2	1	0	0	0
	0	7	1	0	0	0
	0	-5	0	0	0	0
	9	19	18	4	4	4
	9	17	2	4	4	4
	0	2	16	0	0	0
	1	7	0	0	0	0
	1	6	0	0	0	0
	0	1	0	0	0	0
	6	23	1	2	0	15
	6	15	1	2	0	13
	10	31	32	24	24	51
	10	22	6	1	4	22
	0	17	26	23	20	31

Reporting Period: October 2025
I. Occupancy
Total units
Total units occupied
Total units vacant
HUD approved Mod units
HUD approved Non-dwelling units
Adjusted Occupancy rate
Average Turnaround time (Make-Ready / days)
II. Rent Collection
Current month rent billed
Current month rent collected
Collection rate
YTD Rents billed
YTD Rents collected
YTD collection rate
Current month Tenant Accounts Receivable (TARs) due
Current month TARs collected
TARs collection rate
III. Move-ins / Move-outs
Move-ins
Move-outs
Variance
IV. Recertification
Monthly recertifications due in October
Monthly recertifications completed
Total pending recertifications
V. Evictions
Total monthly evictions
Evictions for non-payment of rent
Other evictions
VI. Work orders
Emergency work orders issued
Emergency work orders completed
Non-emergency work orders issued
Non-emergency work orders completed
Incomplete work orders

Consent Agenda Item (D)

HOUSING CHOICE VOUCHER PROGRAM

As of October 1, 2025, the total leased Vouchers are 3,125.

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.

On **October 21, 2025**, HAS received official notification from HUD’s Financial Management Center (FMC) awarding **additional HCV program funds** as follows:

\$1,537,946 in **Additional CY25 NOV HAP** funding

\$220,427 in **CY25 November Administrative Fees**

This additional allocation will assist the Authority in maintaining stable lease-up and administrative operations through the remainder of the calendar year.

	No. Allocated 12/01/2024	No. Leased 8/01/2025	No. Leased 9/01/2025	No. Leased 10/01/2025	No. Available
SPC	112	110	108	110	2
Mod Rehab	20	16	16	16	4
Vouchers	2753	2269	2270	2271	436
Portables	-	53	53	54	-
VASH	137	131	130	131	6
HCV PBV	271	249	245	248	23
RADPBV	330	295	295	295	35
TOTAL	3623	3123	3117	3125	506

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.

SECTION 8 WAITING LIST BY PROGRAM

Housing Choice Voucher (Tenant-Based Vouchers): 1,718

Project-Based Vouchers (PBV)

Rose of Sharon: 28

The Veranda at Midtown: 110

Rental Assistance Demonstration PBV

SCB Kayton: 676

Consent Agenda Item (E)

Real Estate Development Report

I. Development

EAST SAVANNAH GATEWAY TRANSFORMATION

The East Savannah Gateway is the area bounded by President Street on the north, Pennsylvania Avenue on the east, Henry Street on the south, and Broad Street on the west, for which HAS received a Choice Neighborhood Planning Grant that culminated into a [complete Transformation Plan](#). A total of 478 new and 280 rehabilitated units are now present in the East Savannah Gateway, on land owned by the Housing Authority of Savannah (HAS).

The presence of vacant parcels of land owned by HAS in East Savannah is a consequence of previous demolition activity, totaling *16 acres* available for redevelopment. HAS is currently evaluating redevelopment options for these properties, which include new projects arising from a recent Faircloth-to-RAD solicitation which is described below.

Other 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 is expected to be completed by early 2026. As of October 30, 2025, vertical construction is approximately 15% complete.**

The Real Estate Development function of the Housing Authority of Savannah (HAS) seeks to preserve, improve, and develop real estate assets through inspired consultation and effective collaboration with HAS staff, residents, public and private partners, and community stakeholders.

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 from 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](#), and in May 2025 final terms were approved. The partnership between HAS and Paces contemplates development of seventy-eight (78) senior units on HAS-owned vacant parcels of the Blackshear Homes footprint. 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 those at or below 80% of the Area Median Income (AMI). The application for the competitive LIHTC program was submitted by HAS and Paces in **May 2025**, however was not awarded. A new application is expected to be submitted in the spring 2026.

II. Preservation and Modernization

CAPITAL FUND PROGRAM

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. In November 2024, HUD approved HAS's *2024 – 2028 Five-Year Action Plan (5YAP)*, which had been prepared in alignment with needs identified in Physical Needs Assessments (PNA) conducted by third-party contractors. The PNAs describe what components and systems need to be repaired and/or replaced over the next twenty years of property operations, also highlighting the properties' critical needs. The information in the PNA reports is analyzed by HAS staff and combined with other inspections scores and input provided by staff, residents, the Board of Commissioners, and the public. Although the 5YAP was considered complete when submitted to HUD in 2024, updates have been made to include new work items not identified by the PNAs. Following regulations under 24 CFR 905.300A, the revised 5YAP was **approved by the HAS Board of Commissioners and HUD in August 2025**, after undergoing a public consultation phase. The revised 5YAP will ensure critical and high-priority needs of HAS conventional public housing properties are addressed.

Capital Funds are allocated to HAS annually and distributed across different Budget Line Items, as presented in Table 1 below, which reflects current obligated and expended amounts of active capital fund grants:

These are ongoing modernization projects at HAS public housing properties:

Capital Improvement Project	Scope	Contract Amount (includes change orders, if any)	Contract Execution	Estimated Completion
Accessibility Improvements	Accessibility Improvements at Stillwell Towers, Patterson Terrace and Single Family Homes	\$1,272,659	August 19, 2025	March 2026 (currently under Site Plan Review)
Security Improvements	New security cameras at Stillwell Towers	\$106,410	July 31, 2025	October 2025

Table 2: Capital Improvement Projects

Frazier Homes and Single Family Homes units had new windows, window screens and storm doors successfully installed through a project completed by Gibraltar Construction in June 2025. Frazier Homes also received electrical and air conditioning upgrades through a project completed by Mid-Atlantic Renovation, Inc. in July 2025.

FRAZIER HOMES: PRESERVATION EFFORTS

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 started in January 2025 including replacement of external meter packs in all residential buildings. Change orders added to the original contract have raised the project cost to approximately \$4.7 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 breezeway improvements is expected to be executed by December 2025, as an Invitation for Bids was closed on September 29, 2025.

ACCESSIBILITY IMPROVEMENTS

In August of 2023, HAS executed a contract with Bureau Veritas, an Architecture and Engineering consultant specialized in regulations under the Americans with Disabilities Act (ADA), for production of an ADA Transition Plan aiming to identify and remove barriers to accessibility, currently present at HAS properties and programs. Bureau Veritas has successfully completed the accessibility inspection of HAS properties, public surveys, and meetings with HAS staff and stakeholders. A public hearing was held on November 6, 2024, for presentation of a Draft Transition Plan, which gave residents, staff, and a total of fourteen important advocacy groups an opportunity to review the Plan and provide comments and suggestions. An ADA Transition Plan was made publicly available on March 24, 2025, and remained available for public review until **April 25, 2025**, through the HAS website, and physically at the HAS Neighborhood Resource Center. The Plan provides HAS a roadmap for ensuring compliance with ADA standards in the most economical way. An Invitation for Bids (IFB) was issued in April 2025 for selection of a contractor that will correct external Accessibility issues at Stillwell Towers, Patterson Terrace, and Single Family Homes, as the initial Phase of HAS Accessibility Improvement project. **In June 2025** HAS received approval from its Board of Commissioners to award the contract to Pioneer Construction. The contract is executed and work is expected to begin in the fall 2025, after the City of Savannah issues Sites and Rights of Way permits.

THE PINES AT GARDEN CITY

The Pines at Garden City is a 94-unit affordable housing development located in Garden City, GA. In October 2023, Vitus and HAS (through its affiliate Savannah Community Builders) submitted to the Georgia's Department of Community Affairs (DCA) an application for Low-Income Housing Tax Credits (LIHTC). HAS is pleased to announce the Pines at Garden City was awarded LIHTC, which along with bond proceeds is serving as the main funding source for this renovation.

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. Savannah Community Builders, HAS affiliate, participates in the ownership of the Pines as a minor member of its general partner, and co-developer. **The deal successfully closed on January 29, 2025.** Rehabilitation is nearing completion and a grand-opening event is scheduled on November 20, 2025.

III. Repositioning

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.

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 and 2023 PNAs, Yamacraw Village reached physical obsolescence and could receive HUD approval to be demolished. The HAS Board of Commissioners approved in June 2020 a Repositioning Plan inclusive of the Demolition and Disposition of Yamacraw Village. The approval resulted in the preparation of a Demolition application that contains evidence of HAS's consultation with Yamacraw residents, Resident Advisory Board, Resident Council, in addition to relevant engineering reports, among other items. These sections of the Demolition application for Yamacraw Village were **submitted to HUD on August 19, 2025**, and are currently under review (note: HUD operations have been impacted by the current federal government shutdown). Meanwhile, the Environmental Review for this undertaking has been completed with conclusion of a Floodplain Management process, and will be available for the second round of public comments until November 17, 2025. In relation to the planned demolition, the Section 106 Review for Historic Preservation has also been completed and led by the City of Savannah (Responsible Entity under Part 58), resulting in the successful execution of a Memorandum of Agreement between HAS, the City of Savannah, and the State Historic Preservation Office (SHPO) in April 2025. Upon conclusion of the public comment period for the final Environmental Review, HAS plans to issue to HUD a Request for Release of Funds (7015.15) and await HUD's issuance of form 7015.16, Authorization to Use Grant Funds.

HAS is conducting regular Consultation meetings with Yamacraw Village residents and community advocates. The most recent community meeting was held on September 25, 2025. A meeting with the Yamacraw Resident Council was recently held on October 21, 2025, for discussion of relocation terms. HAS's intention is to develop improved housing units on site and work with stakeholders and community partners for creating a holistic redevelopment plan.

IV. Financing

BOND TRANSACTIONS

The Housing Authority of Savannah can issue tax-exempt bonds to support either the new construction or renovation of income-restricted units. Table 3 below presents information on recent deals for which HAS issued bonds, and for which the principal balance on the bonds is still outstanding and 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
Pines at Garden City	September 2023	September 2024	Renovation	94	\$14.9 mi

Table 3: Outstanding Bonds

Consent Agenda Item (F)

FINANCE

BUDGET-VS-ACTUAL REPORT

PERIOD ENDING 9/30/2025

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

All reports are products of 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 2025

Analysis & Comments

- Total Revenue reflects a positive cumulative budget variance of \$ 231,436.
 - \$ 291,627 of Capital Fund Administration fees have been drawn down for posting to the COCC.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 173,407.
- The Property reports a cumulative surplus of \$ 418,110 tracking under budget by \$ 404,844.

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 2025

Analysis & Comments

- \$ 729,068 of Grant Revenues from Capital Fund 1406 have been requested and received from HUD. 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.

PH Consolidated

- Total Revenue reflects a positive cumulative budget variance of \$ 188,712.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 55,846.

Reports a cumulative surplus of \$ 152,140, tracking under budget by \$ 244,558.

BUSINESS ACTIVITIES FOR YEAR TO DATE SEPTEMBER 2025

Analysis & Comments

- Business Activities is a consolidation of SCB Kayton, Local Fund, and Bond Fund activities.
- Total Revenue reflects a positive cumulative budget variance of \$ 198,102.
- Total Operating Expenses reflect a negative cumulative budget variance of \$ 41,814.

Reports a cumulative surplus of \$ 309,396, tracking under budget by \$ 156,288.

SCB Kayton's Annual Replacement Reserve contribution will be recorded as a part of the year-end process.

HOUSING ASSISTANCE PAYMENTS PROGRAMS FOR YEAR TO DATE SEPTEMBER 2025

Housing Choice Voucher Program(including SRO and SPC)

- 1) The Administrative Section is reporting a cumulative surplus of \$ 466,138, tracking under budget by \$ 388,912.
- 2) HAP Expenses are \$ 18,592,565 year to date. The Program Section reports a cumulative loss of \$ 37,029. Program Revenues minus Program HAP Costs are expected to break even by the fiscal year end.

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft

Unaudited

Month Ending

09.30.2025

Central Office Cost Center (COCC)	Annual Budget FY 2026	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
COCC Income				
Total Tenant Revenue	-	-	-	-
Total Grant Revenue	571,973	285,984	291,627	5,643
Total Investment Revenue - Unrestricted	20,656	10,326	11,708	1,382
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	78,155	39,078	150,108	111,030
Total Property Management Fee Revenue	942,357	471,180	573,343	102,163
Total Bookkeeping Fee Revenue	328,237	164,118	175,395	11,277
Total Asset Management Fee Revenue	110,160	55,080	55,020	(60)
Total Operating Income	2,051,538	1,025,766	1,257,202	231,436
Operating Expenses				
Administrative Expenses				
Salary and Benefits	1,418,626	709,314	643,952	65,362
Information Technology, Telephone & Equip	64,359	32,178	21,027	11,151
Consultant & Contracts	20,000	10,002	1,432	8,570
Office/ Misc Admin	144,249	72,132	40,890	30,460
Legal and Audit Costs	20,846	10,416	10,421	777
Sub-Total Administrative Expenses	1,668,080	834,042	717,721	116,321
Total Tenant Services	-	-	3,235	(3,235)
Total Utilities	56,660	28,332	26,271	2,061
Maintenance and Operations				
Salary and Benefits	148,058	74,034	31,891	42,143
Maintenance Materials	14,992	7,494	9,078	(1,584)
Maintenance Contract Costs	86,933	43,464	26,276	17,188
Sub-Total Maintenance Expenses	249,983	124,992	67,244	57,748
Total Protective Services	1,500	750	-	750
Total Insurance Expenses	43,543	21,780	24,621	(2,841)
Total General Expenses	5,210	2,604	-	2,604
Total Interest Expense	-	-	-	-
Total Housing Assistance Payments	-	-	-	-
Total Routine Operating Expenses	2,024,976	1,012,500	839,093	173,407
Cash Flow (Deficit) from Operations	26,562	13,266	418,110	404,844

*1 \$92.5K in HAPI+HARRG Dividends(only projected \$50K based on previous year so this will positively outpace the budget), \$53.8K CIGNA credit for Hunt Employees

*2 Income higher than expected due to Modernization status being granted by HUD for Yamacraw's unused units

*3 \$5.5K favorable variance in Software due to credit for Yardi's amended invoice, \$4.9K Telecommunications due to less cell phone spend

*4 Underspend so far this year on staff training and travel, expected to fall in line with budget

*5 Contract-Grounds spend less than budgeted. Contract-IT Contracts spend less than budgeted. Expecting to see annual server maintenance costs throughout the year

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
Unaudited
Month Ending
09.30.2025

Consolidated Public Housing	Annual Budget FY 2026	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
Operating Income				
Total Tenant Revenue	2,050,180	1,025,082	1,030,565	5,483
Total Grant Revenue	5,230,555	2,615,286	2,809,318	194,032
Total Investment Revenue - Unrestricted	210,057	105,036	30,318	(74,718) *6
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	165,552	82,776	146,759	63,983 *7
Total Property Management Fee Revenue	-	-	(68)	(68)
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	7,656,344	3,828,180	4,016,892	188,712
Operating Expenses				
Administrative Expenses				
Salary and Benefits	1,433,540	716,790	513,256	203,534
Property Management Fees	506,784	253,392	355,488	(102,096) *8
Information Technology, Telephone & Equip	207,041	103,524	84,251	19,273 *9
Consultant & Contracts	35,766	17,886	9,484	8,403
Office/ Misc Admin	260,704	130,344	81,235	49,109 *10
Legal and Audit Costs	81,726	40,860	51,318	(10,458)
Sub-Total Administrative Expenses	2,525,561	1,262,796	1,095,031	167,765
Total Tenant Services	247,835	123,936	108,388	15,548
Total Utilities	704,283	352,146	332,141	20,005
Maintenance and Operations				
Salary and Benefits	1,428,969	714,486	571,417	143,069
Maintenance Materials	475,313	237,654	191,859	45,795 *11
Maintenance Contract Costs	1,277,150	638,568	929,581	(291,013) *12
Sub-Total Maintenance Expenses	3,181,432	1,590,708	1,692,857	(102,149)
Total Protective Services	158,400	79,206	81,420	(2,214)
Total Insurance Expenses	526,397	263,214	309,368	(46,154) *13
Total General Expenses	327,476	163,746	136,776	26,970
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	169,701	84,846	108,770	(23,924) *14
Total Routine Operating Expenses	7,841,085	3,920,598	3,864,752	55,846
Cash Flow (Deficit) from Operations	(184,741)	(92,418)	152,140	244,558

*6 The yield rate is in-line but the current investment pool balance is lower than budgeted. Need to make a transfer of funds into LGIP to increase to budgeted levels

*7 Fraud recovery - Frazier \$75.3K, Yamacraw \$25.7K, Additional cell tower income expected for Stillwell

*8 Higher than expected due to Mod status being granted by HUD for Yamacraw's unused units. Benefit is represented as COCC income

*9 Credited \$7.5K for amended Yardi subscription for GSA:Handheld/Mobile Inspections

*10 Staff training, travel, membership fees less than budgeted. Vehicle leases less than budgeted due to equity sales of vehicles that covered August invoice.

*11 Appliances and non-capital equipment are favorable, expected to fall in line with the budget throughout the year

*12 \$147K Window screens for Yamacraw, \$10K Window boarding Yamacraw, \$33K Wildlife control for Frazier, \$7.2K Brick Restoration - Frazier, \$54K Plumbing/drywall/kitchen repair Frazier, \$14K Stillwell unforeseen building repair for PTAC damage

*13 Insurance trending higher than expected. Trend expected to continue throughout year

*14 More FSS Escrow Payments than expected, includes adjustments to prior balances

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
 Unaudited
 Month Ending
 09.30.2025

	Annual Budget FY 2026	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
PH - AMP2 - Frazier Homes				
Operating Income				
Total Tenant Revenue	561,695	280,848	323,706	42,858
Total Grant Revenue	1,826,098	913,056	929,433	16,377
Total Investment Revenue - Unrestricted	55,206	27,606	6,281	(21,325)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	3,927	1,968	79,254	77,286
Total Property Management Fee Revenue	-	-	(68)	(68)
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	2,446,926	1,223,478	1,338,606	115,128
Operating Expenses				
Administrative Expenses				
Salary and Benefits	273,453	136,734	151,946	(15,212)
Property Management Fees	173,016	86,508	90,959	(4,451)
Information Technology, Telephone & Equip	56,453	28,230	20,836	7,394
Consultant & Contracts	9,376	4,686	2,459	2,227
Office/ Misc Admin	81,304	40,650	23,165	17,485
Legal and Audit Costs	15,026	7,518	10,465	(2,947)
Sub-Total Administrative Expenses	608,628	304,326	299,830	4,496
Total Tenant Services	61,435	30,720	29,428	1,292
Total Utilities	259,781	129,888	115,322	14,566
Maintenance and Operations				
Salary and Benefits	464,208	232,104	181,553	50,551
Maintenance Materials	213,578	106,788	55,343	51,445
Maintenance Contract Costs	472,516	236,256	396,777	(160,521)
Sub-Total Maintenance Expenses	1,150,302	575,148	633,673	(58,525)
Total Protective Services	667	336	143	193
Total Insurance Expenses	147,643	73,824	102,739	(28,915)
Total General Expenses	119,012	59,508	93,208	(33,700)
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	68,888	34,446	41,121	(6,675)
Total Routine Operating Expenses	2,416,356	1,208,196	1,315,464	(107,268)
Cash Flow (Deficit) from Operations	30,570	15,282	23,142	7,860

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
 Unaudited
 Month Ending
 09.30.2025

	Annual Budget FY 2026	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
PH - AMP3 - Patterson+Single Family Homes				
Operating Income				
Total Tenant Revenue	559,527	279,762	292,056	12,294
Total Grant Revenue	788,904	394,458	377,342	(17,116)
Total Investment Revenue - Unrestricted	31,813	15,912	4,604	(11,308)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	4,708	2,352	2,488	136
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	1,384,952	692,484	676,490	(15,994)
Operating Expenses				
Administrative Expenses				
Salary and Benefits	212,722	106,362	72,447	33,915
Property Management Fees	101,304	50,652	53,897	(3,245)
Information Technology, Telephone & Equip	27,103	13,548	11,643	1,905
Consultant & Contracts	5,432	2,718	1,439	1,279
Office/ Misc Admin	33,952	16,968	9,870	7,098
Legal and Audit Costs	13,027	6,504	13,182	(6,678)
Sub-Total Administrative Expenses	393,540	196,752	162,478	34,274
Total Tenant Services	49,948	24,990	19,260	5,730
Total Utilities	70,434	35,220	37,916	(2,696)
Maintenance and Operations				
Salary and Benefits	202,369	101,190	73,034	28,156
Maintenance Materials	56,189	28,092	23,524	4,568
Maintenance Contract Costs	304,424	152,202	179,012	(26,810)
Sub-Total Maintenance Expenses	562,982	281,484	275,570	5,914
Total Protective Services	800	402	-	402
Total Insurance Expenses	113,850	56,934	58,332	(1,398)
Total General Expenses	75,205	37,608	26,855	10,753
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	31,964	15,978	15,081	897
Total Routine Operating Expenses	1,298,723	649,368	595,491	53,877
Cash Flow (Deficit) from Operations	86,229	43,116	80,998	37,882

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
 Unaudited
 Month Ending
 09.30.2025

	Annual Budget FY 2026	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
PH - AMP4 - Stillwell Towers				
Operating Income				
Total Tenant Revenue	579,668	289,824	281,749	(8,075)
Total Grant Revenue	1,144,056	572,028	539,277	(32,751)
Total Investment Revenue - Unrestricted	49,358	24,678	2,211	(22,467)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	111,869	55,938	25,194	(30,744)
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	1,884,951	942,468	848,431	(94,037)
Operating Expenses				
Administrative Expenses				
Salary and Benefits	452,967	226,494	126,535	99,959
Property Management Fees	163,428	81,714	84,443	(2,729)
Information Technology, Telephone & Equip	53,557	26,778	22,116	4,662
Consultant & Contracts	8,507	4,254	2,250	2,004
Office/ Misc Admin	59,308	29,658	20,294	9,364
Legal and Audit Costs	16,553	8,274	10,283	(2,009)
Sub-Total Administrative Expenses	754,320	377,172	265,921	111,251
Total Tenant Services	61,211	30,606	29,387	1,219
Total Utilities	167,450	83,724	81,087	2,637
Maintenance and Operations				
Salary and Benefits	383,205	191,604	161,431	30,173
Maintenance Materials	144,226	72,114	87,286	(15,172)
Maintenance Contract Costs	231,021	115,512	101,955	13,557
Sub-Total Maintenance Expenses	758,452	379,230	350,671	28,559
Total Protective Services	156,133	78,066	81,099	(3,033)
Total Insurance Expenses	143,184	71,592	78,479	(6,887)
Total General Expenses	54,901	27,450	1,943	25,507
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	609	306	208	98
Total Routine Operating Expenses	2,096,260	1,048,146	888,794	159,352
Cash Flow (Deficit) from Operations	(211,309)	(105,678)	(40,363)	65,315

Housing Authority of Savannah
Budget to Actual Operating Statements

Draft
 Unaudited
 Month Ending
 09.30.2025

	Annual Budget FY 2026	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
PH - AMP6 - Yamacraw Village				
Operating Income				
Total Tenant Revenue	349,290	174,648	133,053	(41,595)
Total Grant Revenue	1,471,497	735,744	963,266	227,522
Total Investment Revenue - Unrestricted	73,680	36,840	17,223	(19,617)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	45,048	22,518	39,823	17,305
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	1,939,515	969,750	1,153,365	183,615
Operating Expenses				
Administrative Expenses				
Salary and Benefits	494,398	247,200	162,328	84,872
Property Management Fees	69,036	34,518	126,189	(91,671)
Information Technology, Telephone & Equip	69,928	34,968	29,655	5,313
Consultant & Contracts	12,451	6,228	3,336	2,893
Office/ Misc Admin	86,140	43,068	27,906	15,162
Legal and Audit Costs	37,120	18,564	17,388	1,176
Sub-Total Administrative Expenses	769,073	384,546	366,802	17,744
Total Tenant Services	75,241	37,620	30,313	7,307
Total Utilities	206,618	103,314	97,817	5,497
Maintenance and Operations				
Salary and Benefits	379,187	189,588	155,399	34,189
Maintenance Materials	61,320	30,660	25,706	4,954
Maintenance Contract Costs	269,189	134,598	251,838	(117,240)
Sub-Total Maintenance Expenses	709,696	354,846	432,943	(78,097)
Total Protective Services	800	402	178	224
Total Insurance Expenses	121,720	60,864	69,819	(8,955)
Total General Expenses	78,358	39,180	14,770	24,410
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	68,240	34,116	52,360	(18,244)
Total Routine Operating Expenses	2,029,746	1,014,888	1,065,003	(50,115)
Cash Flow (Deficit) from Operations	(90,231)	(45,138)	88,363	133,501

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
 Unaudited
 Month Ending
 09.30.2025

Business Activities	Annual Budget FY 2026	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
Business Activities Income				
Total Tenant Revenue	1,361,713	680,856	709,607	28,751
Total Grant Revenue	-	-	-	-
Total Investment Revenue - Unrestricted	532,059	266,028	257,219	(8,809)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	798,875	399,438	573,210	173,772
Total Property Management Fee Revenue	79,628	39,816	41,944	2,128
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	127,779	63,888	66,148	2,260
Total Operating Income	2,900,054	1,450,026	1,648,128	198,102
Operating Expenses				
Administrative Expenses				
Salary and Benefits	1,165,098	582,546	520,689	61,857
Property Management Fees	79,628	39,816	41,944	(2,128)
Information Technology, Telephone & Equip	33,298	16,644	26,437	(9,793)
Consultant & Contracts	17,138	8,568	2,148	6,420
Office/ Misc Admin	135,599	67,806	60,765	7,041
Legal and Audit Costs	41,915	20,958	48,627	(27,669)
Sub-Total Administrative Expenses	1,472,676	736,338	700,610	35,728
Total Tenant Services	25,498	12,738	34,545	(21,807)
Total Utilities	195,580	97,794	81,281	16,513
Maintenance and Operations				
Salary and Benefits	220,234	110,112	80,632	29,480
Maintenance Materials	99,755	49,878	99,452	(49,574)
Maintenance Contract Costs	399,187	199,584	265,686	(66,102)
Sub-Total Maintenance Expenses	719,176	359,574	445,770	(86,196)
Total Protective Services	392	198	100	98
Total Insurance Expenses	141,235	70,614	71,712	(1,098)
Total General Expenses	39,324	19,662	4,715	14,947
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	-	-	-	-
Total Routine Operating Expenses	2,593,881	1,296,918	1,338,732	(41,814)
Cash Flow (Deficit) from Operations	306,173	153,108	309,396	156,288

*15 SCBKayton occupancy projected at 85%, September rate increased to 98%. Income is now expected to maintain a positive variance throughout the year
 *16 Current yield percentage is in-line with budget projection, transfer to increase balance for Local fund and Bond fund investment pool account is needed
 *17 \$63K of positive variance is due to early Bond Fund revenue, \$65K positive variance for Notes Rec Int Income for River Point, 41k Development Fee Income for Waters at Gateway 2024 Surplus Cash Distribution
 *18 SCBKayton Yardi allocation higher than budgeted
 *19 Higher spend on legal fees than expected. \$12.5K for Development agreement and Attorney Fees from Feb 25 will carry negative variance throughout the year
 *20 Tenant Svcs salary high due to new employees assigned to Local Fund
 *21 Early appliance purchases. High spend on maint supplies as a result of a successful effort to increase occupancy.
 *22 \$18K Pest Control invoice, \$34K AC repair costs-expect to see less in fall and winter seasons, \$23K unfavorable make ready costs(related to successful effort to increase occupancy).

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
 Unaudited
 Month Ending
 09.30.2025

Housing Choice Voucher Program (HCVP) Administrative	Annual Budget FY 2026	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
HCV Admin Income				
HUD Operating Grant: FSS Coordinator Receipts	200,996	100,500	67,874	(32,626) *23
HUD Operating Subsidies	3,037,125	1,531,212	1,755,096	223,884
Homeownership Admin Fee Income	9,000	4,500	-	(4,500)
Investment Revenue - Unrestricted	127,100	63,552	45,135	(18,417) *24
Fraud - Admin	30,200	15,102	5,669	(9,433)
Misc Income Account	300	150	580	430
Total HCV Administrative Income	3,404,721	1,715,016	1,874,355	159,339
HCV Admin Expenses				
Administrative Expenses				
Salary and Benefits	1,886,824	943,428	741,909	201,519
COCC Management Fees	435,573	217,788	217,788	-
Information Technology, Telephone & Equip	156,747	78,372	73,368	5,004
Consultant & Contracts	169,400	84,702	54,516	30,186 *25
Office/ Misc Admin	109,299	54,660	54,376	284
Legal and Audit Costs	55,070	27,534	31,444	(3,910)
Sub-Total Administrative Expenses	2,812,913	1,406,484	1,173,401	233,083
Total Tenant Services	10,021	5,010	6,226	(1,216)
Total Utilities	26,901	13,446	12,043	1,403
Total Maintenance and Operations	322,328	161,166	144,221	16,945
Total Protective Services	4,195	2,100	-	2,100
Total Insurance Expenses	66,140	49,182	72,005	(22,823) *26
Total General Expenses	800	402	322	80
Total Interest Expense	-	-	-	-
Total Routine Operating Expenses	3,243,298	1,637,790	1,408,217	229,573
Cash Flow (Deficit) from Operations	161,423	77,226	466,138	388,912

*23 Only one ROSS/FSS Coordinator on staff, budgeted for two and are only awarded this grant to cover their salary. Because only one on staff, the grant received has been for one.

*24 Current yield percentage is in-line with budget projection, transfer to increase balance in investment pool account is needed

*25 \$25K for search firm baked into this budgeted figure. Once expensed, will fall in line with budget.

*26 \$21K Liability insurance, resident personal injury loss

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
 Unaudited
 Month Ending
 09.30.2025

Housing Choice Voucher Program (HCVP) Housing Assistance Payments	Annual Budget FY 2026		Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
HCVP HAP Income					
HUD Operating Subsidies	36,746,368		18,373,188	19,837,737	1,464,549
Fraud-HAP	30,200		15,102	3,686	(11,416)
FSS Forfeiture Income	3,800		1,902	28,226	26,324
Investment Income - Restricted	75		36	-	(36)
Total HCVP HAP Income	36,780,443		18,390,228	19,869,649	1,479,421
HAP Expenses					
Housing Assistance Payments	34,844,538		17,422,266	18,592,565	(1,170,299)
Utility Reimbursement Payments - URP	1,199,621		599,814	689,464	(89,650)
Port-Out HAP Payments	513,961		256,980	481,577	(224,597)
FSS Escrow Payments	222,323		111,162	143,067	(31,905)
Total Routine Operating Expenses	34,844,538		18,390,222	19,906,672	(1,516,450)
Cash Flow (Deficit) from Operations	1,935,905		6	(37,023)	(37,029)



Agenda Item No. 3 – *New Business*

CONTRACT AWARD FOR BREEZEWAY IMPROVEMENTS TO SIMON FRAZIER HOMES

RECOMMENDED ACTION:

Award contract.

BACKGROUND:

The Housing Authority of Savannah (HAS) requires the services of a qualified licensed and bonded contractor to provide breezeway improvements at the Frazier Homes site. This project consists of demolition and replacement of concrete stairs, replacement of handrails and repair of concrete slabs. The project is included in the HUD-approved Capital Fund Five Year Action Plan. Hard construction costs are expected to be fully covered by a special “Capital At-Risk” grant awarded to HAS in 2024.

An Invitation for Bids (IFB) was published on August 15, 2025, through the Housing Agency Marketplace e-Procurement system. Notices were run in the *Savannah Morning News* and *The Savannah Tribune*, and posted on the HAS website.

ANALYSIS:

Four hundred sixty-nine (469) vendors were notified through the e-Procurement system. Twenty-five (25) vendors opened and reviewed the IFB documents. Bidders were offered the opportunity to visit the sites at one pre-bid meetings held on the 28th of August. Two (2) bid submissions were received by the deadline of September 29th, and are as follows:

Pioneer Construction, Inc.	\$2,926,211
Mid Atlantic Renovation, Inc.	\$2,957,365

FINANCIAL CONSIDERATIONS:

The lowest bid from Pioneer Construction is below the initial cost estimate for the project.

#	Bidder	Amount	(1) Comparison with the top-rated bidder	(2) Comparison with the ICE
	ICE	\$5,528,829		
1	Pioneer Construction	\$2,926,211		-47.1%
2	Mid Atlantic	\$2,957,365		-46.5%

As shown within the preceding, the cost proposed by the top-rated responsive and responsible bidder compares well with (1) the other costs proposed by bidder #2, by 0.6% and (2) it was 47.1% below our Independent Cost Estimate (ICE) for this project, which had been developed by an engineering contractor considering premium on phasing costs, and

construction market escalation. Hence, the proposed costs are deemed to be appropriate, fair, and reasonable due to market conditions.

BOARD CONSIDERATION AND ACTION:

The Authority recommends that the Board of Commissioners adopt Board Resolution No. 11-25-01 for the Housing Authority of Savannah to award the contract to Pioneer Construction, Inc.

RESOLUTION NO. 11-25-01

**RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF COMMISSIONERS
AUTHORIZING THE AWARD OF CONTRACT FOR BREEZEWAY IMPROVEMENTS**

WHEREAS, the Housing Authority of Savannah (HAS) requires the services of a qualified General Contractor for providing improvements to breezeways at the Simon Frazier Homes site;

WHEREAS, HAS published an Invitation for Bids (IFB) on August 15, 2025; and

WHEREAS, HAS received two submissions to the IFB; and

WHEREAS, Pioneer Construction was deemed the highest ranked bidder with the lowest bid for the desired services; and

WHEREAS, the contract amount is \$2,926,211 and will be funded by Capital Fund grants awarded to HAS;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of HAS hereby awards the contract to Pioneer Construction.

ADOPTED by the Board of Commissioners on this 12th day of November, 2025.

HOUSING AUTHORITY OF SAVANNAH

By: _____
Dr. M. Ann Levett, Chairwoman

ATTEST:

Evette Hester, Secretary



Agenda Item No. 4 – *Old Business* **ARCHITECTURAL & ENGINEERING SERVICES** **RESOLUTION AMENDMENT**

RECOMMENDED ACTION:

Approve a Resolution authorizing the Housing Authority of Savannah to amend Architectural & Engineering Services contracts with Lott + Naugle Architects, Inc. and Raymond Engineering-Georgia, Inc. to establish an annual guaranteed minimum amount of \$3,000 and a not-to exceed amount of \$1,000,000 for each Architecture and Engineering Services contract.

BACKGROUND:

On October 11, 2022, the Housing Authority of Savannah (“HAS”) received authorization from the Board of Commissioners to enter contracts with the Architecture & Engineering (A&E) firms Lott+Naugle Architects, Inc. (“Lott+Naugle”) and Raymond Engineering-Georgia, Inc. (“Raymond”). In an indefinite-delivery contract structure, A&E services were expected to be provided on an as-needed basis, for at least one year, with an option of four additional annual renewals, for a total maximum contractual term of five years. The engagement with both companies has been extensive, with their participation in design, preparation of construction documents, and administration of modernization projects at HAS-managed sites.

ANALYSIS:

On February 11, 2025, HAS staff presented to the Board a Resolution seeking to establish a not-to-exceed amount on both contracts. The Resolution approved on that date authorized a combined contractual value of \$1,000,000; \$500,000 for each firm. However, due to the extensive services needed with the increased volume of work items, the limits need increasing. The increased value will also be consistent with the business terms established in the RFQ that was issued June 27, 2022. The amendment would also support the large need for Architectural and Engineering services forecasted for the next two years.

LEGAL CONSIDERATIONS:

HAS legal counsel will be present to discuss the requested Amendment.

BOARD CONSIDERATION AND ACTION:

The staff recommendation is to approve a superseding Resolution authorizing HAS to honor RFP terms which includes an annual not-to-exceed amount of \$1,000,000 on each contract and to authorize the Executive Director to execute the appropriate amendments to the Architectural & Engineering Services contracts for that purpose.

RESOLUTION NO. 11-25-02

RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF COMMISSIONERS TO AUTHORIZE THE AMENDMENT OF CONTRACTS FOR ARCHITECTURAL & ENGINEERING SERVICES

WHEREAS, the Housing Authority of Savannah (“HAS”) Board of Commissioners approved Board Resolution 02-25-01 on February 11, 2025 to clarify and establish contract award limits for Lott+Naugle Architects, Inc. (“Lott+Naugle”) and Raymond Engineering-Georgia, Inc. (“Raymond”) at a combined total amount of \$1,000,000 for the remaining two-year term of their contract;

WHEREAS, the Resolution adopted on February 11, 2025 was an underestimation of the need for such services; and

WHEREAS, due to the increased volume of the services needed, the value of the contracts and contract extensions with each firm needs increasing; and

WHEREAS, HAS anticipated a not-to-exceed award of \$1,000,000 per year, per firm selected; and

WHEREAS, the current executed contract needs to be increased from \$500,000 to \$1,000,000 for each contracted firm; and

WHEREAS, there is one more remaining extension, which also needs to be increased from \$500,000 to \$1,000,000 for each contracted firm; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of HAS hereby recognizes and approves the amendment of the terms of the contracts awarded to Lott+Naugle and Raymond for Architectural and Engineering Services to increase the current executed contract value from \$500,000 to \$1,000,000 per year for both current executed contracts and to increase the remaining extension terms from \$500,000 to \$1,000,000 for each contracted firm with a total value not to exceed \$4,000,000 for the remaining term of both contracts;

BE IT FURTHER RESOLVED that the Executive Director has the power to execute the amendments to the Lott+Naugle and Raymond contracts.

ADOPTED by the Board of Commissioners this 12th day of November 2025.

HOUSING AUTHORITY OF SAVANNAH

By: _____
Dr. M. Ann Levett, Chairwoman

ATTEST:

Evette Hester, Secretary



AGENDA ITEM NO. 5 – *NEW BUSINESS* **REVISED PUBLIC HOUSING** **ADMISSIONS AND CONTINUED OCCUPANCY POLICY**

RECOMMENDED ACTION:

Adopt Board Resolution No. 11-25-03, authorizing a revision to the Public Housing Admissions and Continued Occupancy Policy.

BACKGROUND:

The purpose of the Public Housing program is to provide rental assistance to eligible low-income families. The rules and regulations of the program is determined by the U.S. Department of Housing and Urban Development. The Housing Authority is afforded choices in the operation of the program which are included in the Admissions and Continued Occupancy Policy (ACOP) for public housing. This policy document must be adopted by the Board of Commissioners. The ACOP is required by HUD with the purpose of establishing policies for carrying out the program in a manner consistent with HUD requirements and local goals and objectives contained in the Housing Authority's Agency Plan. It defines our local policies for operation of housing programs in the context of federal laws and regulations. The ACOP is a supporting document to the Agency Plan and must be available for public review as required by CFR 24 Part 903.

The Board of Commissioners recently adopted and implemented an ACOP revision in August of 2025.

ANALYSIS:

HAS is committed to promoting equitable access to affordable housing and reducing the impact of displacement on residents affected by redevelopment. As part of its long-term strategy, the Housing Authority has identified certain public housing properties slated for demolition.

To support residents facing relocation from these sites, HAS recognizes the need to revise its ACOP. The proposed changes would establish a waiting list preference for public housing residents living in properties designated for demolition, ensuring they receive priority access to HCV and Project-Based Voucher (PBV) programs to maintain housing stability.

COMMENTS:

The public comment period was conducted in accordance with HAS procedures. The public, including all public housing residents, were advised of the proposed revisions and have had an opportunity to review the revised documents and provide comments and suggestions. No comments or questions regarding the revisions were received during the designated comment period.

LEGAL CONSIDERATIONS:

All policies and procedures are in accordance with HUD guidelines and regulations and have been reviewed by legal counsel.

FINANCIAL CONSIDERATIONS:

None

RECOMMENDED ACTION:

Adopt Board Resolution 11-25-03, to adopt the ACOP, to be effective immediately.

RESOLUTION NO. 11-25-03

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SAVANNAH APPROVING REVISIONS TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REGARDING WAITING LIST PREFERENCES FOR RESIDENTS OF PUBLIC HOUSING

WHEREAS, the Housing Authority of Savannah (HAS) is committed to ensuring equitable access to comparable housing and minimizing displacement of residents impacted by redevelopment activities; and

WHEREAS, the Admissions and Continued Occupancy Policy (ACOP) governs the eligibility, admissions, and occupancy standards for public housing programs administered by HAS; and

WHEREAS, HAS has identified the need to revise the ACOP to include a new waiting list preference for current residents of public housing developments that are slated for demolition and/or disposition; and

WHEREAS, the proposed revision will provide affected residents with priority access not only to other public housing units, but also to the Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) waiting lists, thereby expanding their tenancy options and supporting housing stability; and

WHEREAS, the proposed changes are consistent with HUD regulations and guidance, and support HAS's strategic goals for redevelopment, resident protection, and housing mobility;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Savannah hereby approves the proposed revisions to the Admissions and Continued Occupancy Policy (ACOP), which include a waiting list preference for residents of public housing developments scheduled for demolition and/or disposition. This preference will apply to both the Housing Choice Voucher (HCV) program waiting list and the Project-Based Voucher (PBV) program waiting list.

The Executive Director is authorized to implement the revised ACOP, notify affected residents accordingly, and ensure full compliance with HUD requirements. This resolution shall take effect immediately upon its adoption.

ADOPTED by the Board of Commissioners on this 12th day of November, 2025.

HOUSING AUTHORITY OF SAVANNAH

By: _____
Dr. M. Ann Levett, Chairwoman

ATTEST:

Evette Hester, Secretary



AGENDA ITEM NO. 6 – *NEW BUSINESS* **REVISED HOUSING CHOICE VOUCHER PROGRAM** **ADMINISTRATIVE PLAN**

RECOMMENDED ACTION:

Adopt Board Resolution No. 11-25-04, authorizing a revision to the Housing Choice Voucher Program Administrative Plan.

BACKGROUND:

The purpose of the Housing Choice Voucher (HCV) program is to provide rental assistance to eligible low-income families. The rules and regulations of the program is determined by the U.S. Department of Housing and Urban Development. The Housing Authority is afforded choices in the operation of the HCV program which are included in the HCV Administrative Plan. This policy document must be adopted by the Board of Commissioners. The HCV Administrative Plan is required by HUD with the purpose of establishing policies for carrying out the program in a manner consistent with HUD requirements and local goals and objectives contained in the Housing Authority's Agency Plan. It defines our local policies for operation of housing programs in the context of federal laws and regulations. The HCV Administrative Plan is a supporting document to the Agency Plan and must be available for public review as required by CFR 24 Part 903.

The Board of Commissioners recently adopted and implemented a HCV Administrative Plan revision in August of 2025.

ANALYSIS:

HAS is committed to promoting equitable access to affordable housing and reducing the impact of displacement on residents affected by redevelopment. As part of its long-term strategy, the Housing Authority has identified certain public housing properties slated for demolition.

To support residents facing relocation from these sites, HAS recognizes the need to revise its Administrative Plan. The proposed changes would establish a waiting list preference for public housing residents living in properties designated for demolition, ensuring they receive priority access to HCV and Project-Based Voucher (PBV) programs to maintain housing stability.

COMMENTS:

The public comment period was conducted in accordance with HAS procedures. The public, including all voucher and program participants, were advised of the proposed revisions and have had an opportunity to review the revised documents and provide comments and suggestions. No comments or questions regarding the revisions were received during the designated comment period.

LEGAL CONSIDERATIONS:

All policies and procedures are in accordance with HUD guidelines and regulations and have been reviewed by legal counsel.

FINANCIAL CONSIDERATIONS:

None

RECOMMENDED ACTION:

Adopt Board Resolution 11-25-04, to adopt the HCV Administrative Plan, to be effective immediately.

RESOLUTION NO. 11-25-04

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SAVANNAH APPROVING REVISIONS TO THE HOUSING CHOICE VOUCHER (HCV) ADMINISTRATIVE PLAN REGARDING WAITING LIST PREFERENCES FOR RESIDENTS OF PUBLIC HOUSING

WHEREAS, the Housing Authority of Savannah (HAS) administers the Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs in accordance with federal regulations and local policy; and

WHEREAS, the HCV Administrative Plan outlines eligibility, admissions, and operational procedures for the HCV and PBV programs; and

WHEREAS, HAS is undertaking redevelopment efforts that include the scheduled disposition and/or demolition of certain public housing developments; and

WHEREAS, HAS seeks to ensure housing stability for affected residents by providing them with priority access to comparable housing options; and

WHEREAS, the proposed policy revision would grant public housing residents living in developments formally slated for demolition and/or disposition a waiting list preference for both the HCV and PBV programs; and

WHEREAS, this revision aligns with HUD guidance and supports HAS's mission to provide safe, affordable housing and promote housing mobility;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Savannah that:

The proposed revision to the Housing Choice Voucher Administrative Plan, which establishes a waiting list preference for public housing residents living in developments scheduled for demolition and/or disposition, is hereby approved. This preference shall apply to both the Housing Choice Voucher (HCV) program waiting list and the Project-Based Voucher (PBV) program waiting list.

The Executive Director is authorized to implement the revised policy, notify affected residents, and ensure full compliance with all applicable requirements set forth by the U.S. Department of Housing and Urban Development (HUD). This resolution shall take effect immediately upon its adoption.

ADOPTED by the Board of Commissioners on this 12th day of November, 2025.

HOUSING AUTHORITY OF SAVANNAH

By: _____
Dr. M. Ann Levett, Chairwoman

ATTEST:

Evette Hester, Secretary



Agenda Item No. 7 – *New Business* REVISION OF PROCUREMENT POLICY MICRO-PURCHASE THRESHOLD

RECOMMENDED ACTION:

The Board of Commissioners is considering adoption to the HAS Procurement Policy for the revision of the Micro-Purchases Threshold, identified in Section 5.2 Micro-Purchase Procedures, from \$10,000 to \$25,000.

BACKGROUND:

The HAS Procurement Policy was adopted by the Board of Commissioners on November 12, 2019, with revisions adopted on November 14, 2023, and February 11, 2025. The existing Procurement Policy has an established Micro-Purchases Threshold of \$10,000.

5.2 **Micro-Purchases Procedures.** For any amounts above the Petty Cash ceiling, but not exceeding \$10,000.00, the Agency may use micro-purchasing procedures. Under micro-purchasing procedures awards can be made without soliciting competitive quotations, if the Contracting Officer considers the price to be reasonable (e.g., based on recent research, experience, or purchases). To the extent practicable, the Agency shall distribute Micro-Purchase equitably among qualified vendors.

On July 13, 2023 CFR 200.320(a)(1)(iv) raised the Micro-Purchases Threshold to \$50,000, **subject** to State and local law. The State of Georgia also has a Micro-Purchases Threshold as established with the Official Code of Georgia Annotated (O.C.G.A) Section 50-5-69 of \$25,000.

ANALYSIS:

HAS Management has revised the existing Procurement Policy **Section 5.2 Micro-Purchases Procedures** to raise the existing Micro-Purchases threshold from \$10,000 to \$25,000 in compliance with the more stringent Official Code of Georgia Annotated (O.C.G.A) Section 50-5-69.

5.2 **Micro-Purchases Procedures.** For any amounts above the Petty Cash ceiling, but not exceeding \$25,000, the Agency may use micro-purchasing procedures. Under micro-purchasing procedures awards can be made without soliciting competitive quotations, if the Contracting Officer considers the price to be reasonable (e.g., based on recent research, experience, or purchases). To the extent practicable, the Agency shall distribute Micro-Purchases equitably among qualified vendors.

LEGAL CONSIDERATIONS:

The Procurement Policy revision has been reviewed with no comments by HAS legal counsel.

FINANCIAL CONSIDERATIONS:

None

BOARD CONSIDERATION AND ACTION:

The Board of Commissioners is considering adoption of Board Resolution 11-25-05, approving the proposed revisions to the Procurement Policy raising the Micro-Purchases Threshold from \$10,000 to \$25,000.

RESOLUTION NO. 11-25-05

**RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF COMMISSIONERS
ADOPTING PROCUREMENT POLICY**

WHEREAS, the Housing Authority of Savannah (HAS) Board of Commissioners adopted the HAS Procurement Policy on November 12, 2019, with revisions adopted on November 14, 2023 and February 11, 2025; and

WHEREAS, HAS seeks the inclusion of new policy language specifically for revision to the Micro-Purchase threshold as allowed by a HUD approved revision to on March 1, 2023 with a revision to 2 CFR Section 200.320 on July 13, 2023. The Current Micro-Threshold \$10,000 will increase to \$ 25,000 as allowed by HUD and in compliance the more stringent State of Georgia law (O.C.G.A) Section 50-5-69.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Savannah hereby adopts the *Procurement Policy as stated below*;

- 5.2 **Micro-Purchases Procedures.** For any amounts above the Petty Cash ceiling, but not exceeding \$25,000, the Agency may use micro-purchasing procedures. Under micro-purchasing procedures awards can be made without soliciting competitive quotations, if the Contracting Officer considers the price to be reasonable (e.g., based on recent research, experience, or purchases). To the extent practicable, the Agency shall distribute Micro- Purchases equitably among qualified vendors.

This resolution shall be in full force and effect from and upon its adoption.

ADOPTED by the Board of Commissioners this 12th day of November, 2025.

HOUSING AUTHORITY OF SAVANNAH

By: _____
Dr. M. Ann Levett, Chairwoman

ATTEST:

Evette Hester, Secretary



Agenda Item No. 7 – *New Business* REVISION OF PROCUREMENT POLICY MICRO-PURCHASE THRESHOLD

RECOMMENDED ACTION:

The Board of Commissioners is considering adoption to the HAS Procurement Policy for the revision of the Micro-Purchases Threshold, identified in Section 5.2 Micro-Purchase Procedures, from \$10,000 to \$25,000.

BACKGROUND:

The HAS Procurement Policy was adopted by the Board of Commissioners on November 12, 2019, with revisions adopted on November 14, 2023, and February 11, 2025. The existing Procurement Policy has an established Micro-Purchases Threshold of \$10,000.

5.2 Micro-Purchases Procedures. For any amounts above the Petty Cash ceiling, but not exceeding \$10,000.00, the Agency may use micro-purchasing procedures. Under micro-purchasing procedures awards can be made without soliciting competitive quotations, if the Contracting Officer considers the price to be reasonable (e.g., based on recent research, experience, or purchases). To the extent practicable, the Agency shall distribute Micro-Purchase equitably among qualified vendors.

On July 13, 2023 CFR 200.320(a)(1)(iv) raised the Micro-Purchases Threshold to \$50,000, **subject** to State and local law. The State of Georgia also has a Micro-Purchases Threshold as established with the Official Code of Georgia Annotated (O.C.G.A) Section 50-5-69 of \$25,000.

ANALYSIS:

HAS Management has revised the existing Procurement Policy **Section 5.2 Micro-Purchases Procedures** to raise the existing Micro-Purchases threshold from \$10,000 to \$25,000 in compliance with the more stringent Official Code of Georgia Annotated (O.C.G.A) Section 50-5-69.

5.2 Micro-Purchases Procedures. For any amounts above the Petty Cash ceiling, but not exceeding \$25,000, the Agency may use micro-purchasing procedures. Under micro-purchasing procedures awards can be made without soliciting competitive quotations, if the Contracting Officer considers the price to be reasonable (e.g., based on recent research, experience, or purchases). To the extent practicable, the Agency shall distribute Micro-Purchases equitably among qualified vendors.

LEGAL CONSIDERATIONS:

The Procurement Policy revision has been reviewed with no comments by HAS legal counsel.

FINANCIAL CONSIDERATIONS:

None

BOARD CONSIDERATION AND ACTION:

The Board of Commissioners is considering adoption of Board Resolution 11-25-05, approving the proposed revisions to the Procurement Policy raising the Micro-Purchases Threshold from \$10,000 to \$25,000.

RESOLUTION NO. 11-25-05

**RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF COMMISSIONERS
ADOPTING PROCUREMENT POLICY**

WHEREAS, the Housing Authority of Savannah (HAS) Board of Commissioners adopted the HAS Procurement Policy on November 12, 2019, with revisions adopted on November 14, 2023 and February 11, 2025; and

WHEREAS, HAS seeks the inclusion of new policy language specifically for revision to the Micro-Purchase threshold as allowed by a HUD approved revision to on March 1, 2023 with a revision to 2 CFR Section 200.320 on July 13, 2023. The Current Micro-Threshold \$10,000 will increase to \$ 25,000 as allowed by HUD and in compliance the more stringent State of Georgia law (O.C.G.A) Section 50-5-69.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Savannah hereby adopts the *Procurement Policy as stated below*;

5.2 Micro-Purchases Procedures. For any amounts above the Petty Cash ceiling, but not exceeding \$25,000, the Agency may use micro-purchasing procedures. Under micro-purchasing procedures awards can be made without soliciting competitive quotations, if the Contracting Officer considers the price to be reasonable (e.g., based on recent research, experience, or purchases). To the extent practicable, the Agency shall distribute Micro- Purchases equitably among qualified vendors.

This resolution shall be in full force and effect from and upon its adoption.

ADOPTED by the Board of Commissioners this 12th day of November, 2025.

HOUSING AUTHORITY OF SAVANNAH

By: _____
Dr. M. Ann Levett, Chairwoman

ATTEST:

Evette Hester, Secretary