



January 14, 2026

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, January 14, 2026 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 December 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. FY 2026 PHA Plan Certification Tammy Brawner, Management Analyst

Recommended Action: Adopt Board Resolution 01-26-01

4. Comments from Commissioners..... Dr. M. Ann Levett, Chairwoman

5. 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, Former 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 December 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 December 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
December 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, December 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, Chief Communications Officer Calandra Corder, 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 November 12, 2025 regular meeting; Resident Services Report; Property Management Report; Assisted Housing Programs Report; Real Estate Development Report; and Financial Report. Commissioner Peavey-Guzman made a motion to approve the consent agenda. Commissioner Holland seconded the motion, and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

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

- “A Place to Dream” bed giveaway was the final holiday event of the year for HAS residents. Sixty beds were provided for many residents, and appreciation was expressed to partners and volunteers who made it possible.
- Yamacraw Village Community meeting was held in November, and overview was provided on demolition/disposition application status.
- The HUD Secretary issued a notice to realign resources for homeless providers, which was later rescinded. Ms. Hester spoke about the new guidance and its impact on to HAS and other local providers.
- Update provided on the website modernization process and the creation of a new agency logo
- Ms. Hester announced the resignation of the Director of Real Estate Development and Preservation Rafaella Nutini, who will be leaving Savannah for a new opportunity. Ms. Hester expressed her appreciation and fond wishes for Ms. Nutini, who spoke to the Board regarding her plans and thanked the Board and HAS for all they have done for her professionally and in service to residents and the community.

ADOPTION OF BOARD OF COMMISSIONERS GUIDELINES AND POLICIES MANUAL

Ms. Hester advised the Commissioners that, in collaboration with Counsel, a policies and guidelines manual has been created for the Board of Commissioners, which had been provided for review. After some discussion, Commissioner Zapp made a motion, seconded by Commissioner Holland, to adopt Board Resolution No. 12-25-01 to adopt the Board of Commissioners Guidelines and Policies Manual.

YAMACRAW VILLAGE SECTION 18 DEMOLITION APPLICATION

Ms. Nutini reported to the Board of Commissioners that the Housing Authority of Savannah has now fully concluded the application process and is ready to submit the Section 18 demolition/disposition application to the HUD Special Applications Center. The Board of Commissioners has twice previously authorized the submission; HAS is now seeking a final authorization prior to the full submission of the application.

Commissioner Zapp made a motion, seconded by Commissioner Peavey-Guzman, to adopt Board Resolution No. 12-25-02, in support of the application for demolition and disposition of Yamacraw Village. The resolution, which was unanimously adopted, follows these minutes.

PRESENTATION OF FYE 2025 ANNUAL COMPREHENSIVE FINANCIAL REPORT AND SINGLE AUDIT REPORT

Director of Finance Robert Faircloth presented the Annual Comprehensive Financial Report (ACFR) and Single Audit Report for fiscal year ended March 31, 2025, prepared by Rector, Reeder & Lofton, LLC. Commissioner Zapp asked that in the future staff provide the report to the Board as soon as it becomes available.

There being no further business, the Vice Chairman called for a motion to close the meeting. The motion to close was made by Commissioner Zapp and seconded by Commissioner Holland. The Vice Chairman adjourned the meeting at 1:45 p.m.

Secretary

ATTEST:

Chairwoman

Approval Date: January 14, 2026

Consent Agenda Item (B) RESIDENT SERVICES

Leadership Starts Here: Girl Scouts Taking Root at HAS

In December, Resident Services hosted our first Girl Scouts Interest Meeting, introducing families to an exciting new opportunity for girls to build confidence, leadership skills, and lifelong friendships through scouting. The meeting was a fun and welcoming kickoff—complete with games and Girl Scout favorites (including Samoas and Thin Mints)—and we were thrilled to welcome our first official Girl Scout sign-up.



Even more encouraging, two resident volunteers stepped forward to help lead the troop, demonstrating strong community ownership and enthusiasm for creating positive experiences for our youth. Their willingness to serve is a promising step toward launching a sustainable troop that is resident-led and resident-supported.



To continue building momentum and reach more families, Resident Services will host a second interest meeting in January to recruit additional members and volunteers, share troop expectations, and outline next steps for troop formation.

Community in Action: Seniors Enjoy Chili & Bingo Social

Last month, Resident Services hosted a Christmas Chili & Bingo Social at the Senior Center that did far more than serve a warm meal and a few rounds of bingo—it created a space where our seniors felt seen, connected, and celebrated. From the moment

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.

residents arrived, the room carried the kind of energy we strive for in our communities: laughter, friendly conversation, and neighbors cheering each other on.



The evening combined a comforting meal with engaging activity, encouraging residents to step out, socialize, and participate. The excitement built with every bingo call and prize awarded, reinforcing a sense of joy and belonging that supports overall wellness and helps combat isolation—especially for seniors who may otherwise spend long stretches alone.

We recognize the impact of our community partners, whose continued support provided thoughtful prizes and added a special touch to the event. Their involvement strengthens our ability to deliver meaningful resident engagement opportunities and reflects the growing network of support surrounding HAS communities.

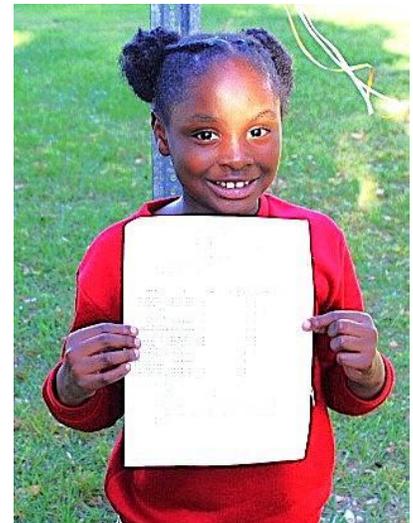
These events highlight Resident Services’ ongoing commitment to building healthy, connected neighborhoods—where seniors don’t just reside, but truly feel at home.

A Bright Beginning: Kaitlynn Warren Becomes the First Scholar Circle Inductee

Resident Services is proud to celebrate Kaitlynn Warren, a second grader who has earned the honor of being the very first inductee in the Scholar Circle. Kaitlynn achieved all A’s during the 1st quarter, demonstrating dedication, focus, and a strong commitment to her education.

Kaitlynn’s hard work is worth celebrating, and her accomplishment is a powerful reminder that great things happen when students believe in themselves and make their best effort every day. As the first Scholar Circle inductee, she is helping set the tone for a program designed to recognize academic excellence and encourage youth across our communities to strive for success.

We look forward to welcoming more students into the Scholar Circle and continuing to uplift and celebrate the achievements of our young residents.



Resident Services 2025 Review: Escrow Growth, Homeownership Milestones and Strong Financial Leverage

In 2025, Resident Services strengthened HAS’s mission of economic mobility by helping residents reach meaningful milestones through the Family Self-Sufficiency (FSS) and Homeownership Programs. Through consistent coaching, service coordination, and partner-supported resources, families made

measurable progress toward financial stability, increased independence, and long-term asset building.

This year, Resident Services celebrated eleven FSS graduates whose hard work and commitment resulted in a collective escrow savings total of \$152,620.07. These escrow achievements reflect disciplined goal-setting and sustained progress—families strengthening their financial foundation while moving toward greater self-reliance.

Resident Services also supported ten households in achieving homeownership in 2025, representing \$2,749,735 in total home value purchased by participating families. In addition, \$240,650 in down payment assistance was secured to help reduce barriers and make homeownership attainable. Together, these outcomes highlight how targeted resident support, strong partnerships, and strategic service coordination can translate into life-changing results for families and lasting impact for our communities.

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 November 30, 2025, the following waitlist totals were recorded:

- **General Public Housing Waitlist: 3,633 applicants**
- **Stillwell Towers Waitlist (Senior and Disabled): 902 applicants**
- **Kayton Homes PBV Waitlist: 676 applicants**

At the time of this report, all waiting list are currently closed.

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 there are 230 public housing units are currently classified as undergoing modernization, and two units 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 Performance Data

Reporting Period: November 2025	Property Performance Data						
	Yamacraw Village	Frazier Homes	Stillwell Towers	Patterson Terrace	Single Family Homes	Kayton Homes	
I. Occupancy							
Total units	315	236	211	76	60	164	
Total units occupied	92	213	206	72	60	161	
Total units vacant	223	23	4	0	0	2	
HUD approved Mod units	223	3	0	4	0	0	
HUD approved Non-dwelling units	0	0	1	0	0	1	
Adjusted Occupancy rate	100.0%	91.4%	97.6%	100.0%	100.0%	98.2%	
Average Turnaround time (Make-Ready / days)	N/A	54	34	57	29	130	
II. Rent Collection							
Current month rent billed	19,872.00	44,074.53	45,071.00	19,796.00	24,575.00	129,746.23	
Current month rent collected	18,728.39	37,708.01	44,752.05	21,857.50	23,579.00	128,296.74	
Collection rate	94%	86%	99%	110%	96%	99%	
YTD Rents billed	166,319.00	365,822.43	365,706.00	177,284.50	201,102.00	955,585.84	
YTD Rents collected	190,073.90	409,037.94	372,288.93	169,917.00	234,445.30	956,146.04	
YTD collection rate	114%	112%	102%	96%	117%	100%	
Current month Tenant Accounts Receivable (TARs) due	25,533.78	51,679.23	45,814.00	20,961.25	25,191.00	132,595.91	
Current month TARs collected	19,409.59	41,099.74	45,149.35	21,132.85	24,237.59	130,505.11	
TARs collection rate	76%	80%	99%	101%	96%	98.4%	
III. Move-ins / Move-outs							
Move-ins	0	5	1	2	0	3	
Move-outs	3	8	4	0	0	1	
Variance	-3	-3	-3	2	0	2	
IV. Recertification							
Monthly recertifications due in November	6	13	13	3	4	7	
Monthly recertifications completed	6	12	13	3	4	7	
Total pending recertifications	0	1	0	0	0	0	
V. Evictions							
Total monthly evictions	1	3	0	0	0	1	
Evictions for non-payment of rent	0	3	0	0	0	0	
Other evictions	1	0	0	0	0	1	
VI. Work orders							
Emergency work orders issued	9	20	3	6	6	20	
Emergency work orders completed	9	20	3	6	6	20	
Routine work orders issued	23	66	27	23	28	69	
Routine work orders completed	23	61	27	22	28	69	
Work Orders in progress	0	5	0	1	0	0	

Consent Agenda Item (D)

HOUSING CHOICE VOUCHER PROGRAM

As of December 1, 2025, the total leased Vouchers are 3,121. 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 99+% of the budget authority.

PIH Notice 2024-16 *Implementation of the Federal Fiscal Year (FRY) 2024 Funding Provisions for the Housing Choice Voucher Program* was issued on May 10, 2024. Additional funds under Category 1 were applied, which is the Prevention of Terminations Due to Insufficient Funding (Shortfall). HUD provided a letter of award.

	No. Allocated 12/01/2024	No. Leased 10/01/2025	No. Leased 11/01/2025	No. Leased 12/01/2025	No. Available
SPC	112	110	111	108	4
Mod Rehab	20	16	17	16	4
Vouchers	2753	2270	2267	2264	436
Portables	-	54	54	54	-
VASH	137	131	132	129	8
HCV PBV	271	248	248	247	24
RADPBV	330	295	292	296	34
TOTAL	3623	3124	3121	3114	510

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: 111

Rental Assistance Demonstration PBV

SCB Kayton: 1351

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)

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, in greater detail.

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 in the spring of 2026. As of January 5, 2026, vertical construction is approximately 40% 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:

Grant Year	Obligation End	Expenditure End	Total Grant	Current Obligation 01/05/2026		Current Expended 01/05/2026	
				% Obligated	Change	% Expended	Change
2018	5/28/2025	8/31/2026	\$ 3,702,214	100%	0.00%	\$ 2,279,622	62%
2020	3/25/2024	3/25/2026	\$ 2,967,451	100%	0.00%	\$ 2,164,470	73%
2022	5/11/2024	5/11/2026	\$ 2,770,794	100%	0.00%	\$ 2,490,555	90%
2023	2/16/2025	2/16/2027	\$ 2,803,458	92%	7.72%	\$ 2,478,926	88%
2024	5/5/2026	5/5/2028	\$ 2,916,273	35%	65.00%	\$ 1,020,696	35%
2025	5/12/2027	5/12/2029	\$ 2,986,649	0%	100.00%	\$ -	0%
Totals			\$ 18,146,839	72%	28.10%	\$ 10,434,268	57%

Table 1: Active Capital Fund Grants

Grants 2019 and 2021 have been fully disbursed.

Grant 2024 is being reassigned to cover costs associated with demolition plans for Yamacraw Village, hence, on October 28, 2025, HAS submitted to HUD a request for extension of its obligation deadline, pursuant to 24 CFR 905.306(d)(2)(5). The request is under review.

Grants 2020 and 2022 are expected to be disbursed by the deadlines of March and May 2026 in association with pre-demolition surveys of Yamacraw Village (including archeological), and upcoming water intrusion testing, generator, and water pump improvements at Stillwell Towers.

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)

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. **The application was successful and the awarded grant will cover the project’s hard construction costs. The HAS Board of Commissioners approved the contract for breezeway improvements on November 12, 2025.** The contract is under review by legal counsel and is expected to be executed in early 2026.

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 has started at Single Family Homes. Stillwell Towers and Patterson Terrace will follow with an expected overall completion in July 2026.

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. The deal successfully closed in January 2025. Savannah Community Builders, HAS affiliate, participates in the ownership of the Pines as a minor member of its general partner, and co-developer. **A grand opening held on November 20, 2025**, celebrated the completion of this rehabilitation project.

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 (River Pointe I), Edgar Blackshear (River Pointe II), 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. Meanwhile, the Environmental Review for this undertaking has been completed with conclusion of a Floodplain Management process and a Section 106 Review for Historic Preservation 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. After submitting to HUD's Field Office a Request for Release of Funds (7015.15), on January 5, 2026, HAS received authorization from HUD through the issuance of form 7015.16, Authorization to Use Grant Funds. The form is the last document to be submitted to HUD's Special Applications Center in relation to HAS's Demolition application, and confirms conclusion of the Environmental Review.

HAS is conducting regular Consultation meetings with Yamacraw Village residents and community advocates. The most recent community meeting was held on November 20, 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
Montgomery Landing	April 2024	September 2025	Renovation	144	\$28 mi

Table 3: Outstanding Bonds

Consent Agenda Item (F)

FINANCE

BUDGET-VS-ACTUAL REPORT

PERIOD ENDING 11/30/2025

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 NOVEMBER 2025

Analysis & Comments

- Total Revenue reflects a positive cumulative budget variance of \$ 169,779.
 - \$ 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 \$ 160,258.
- The Property reports a cumulative surplus of \$ 347,725, tracking under budget by \$ 330,037.

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 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 negative cumulative budget variance of \$ 31,572.
- Total Operating Expenses reflect a negative cumulative budget variance of \$ 146,063.

Reports a cumulative loss of \$ 300,852, tracking over budget by \$ 177,634.

BUSINESS ACTIVITIES FOR YEAR TO DATE NOVEMBER 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 \$ 247,561.
- Total Operating Expenses reflect a negative cumulative budget variance of \$ 25,710.

Reports a cumulative surplus of \$ 425,995, tracking under budget by \$ 221,851.

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 NOVEMBER 2025

Housing Choice Voucher Program(including SRO and SPC)

- 1) The Administrative Section is reporting a cumulative surplus of \$ 620,839, tracking under budget by \$ 517,867.
- 2) HAP Expenses are \$ 26,852,144 year to date. The Program Section reports a cumulative loss of \$ 363,622. 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

11.30.2025

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	381,312	291,627	(89,685)
Total Investment Revenue - Unrestricted	20,656	13,768	15,410	1,642
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	78,155	52,104	158,165	106,061
Total Property Management Fee Revenue	942,357	628,240	765,204	136,964
Total Bookkeeping Fee Revenue	328,237	218,824	233,700	14,876
Total Asset Management Fee Revenue	110,160	73,440	73,360	(80)
Total Operating Income	2,051,538	1,367,688	1,537,467	169,779
Operating Expenses				
Administrative Expenses				
Salary and Benefits	1,418,626	945,752	922,598	23,154
Information Technology, Telephone & Equip	64,359	42,904	37,316	5,588
Consultant & Contracts	20,000	13,336	1,432	11,904
Office/ Misc Admin	144,249	96,176	52,887	42,508
Legal and Audit Costs	20,846	13,888	13,200	1,470
Sub-Total Administrative Expenses	1,668,080	1,112,056	1,027,433	84,623
Total Tenant Services	-	-	3,679	(3,679)
Total Utilities	56,660	37,776	38,948	(1,172)
Maintenance and Operations				
Salary and Benefits	148,058	98,712	42,804	55,908
Maintenance Materials	14,992	9,992	9,985	7
Maintenance Contract Costs	86,933	57,952	32,204	25,748
Sub-Total Maintenance Expenses	249,983	166,656	84,992	81,664
Total Protective Services	1,500	1,000	-	1,000
Total Insurance Expenses	43,543	29,040	34,689	(5,649)
Total General Expenses	5,210	3,472	-	3,472
Total Interest Expense	-	-	-	-
Total Housing Assistance Payments	-	-	-	-
Total Routine Operating Expenses	2,024,976	1,350,000	1,189,742	160,258
Cash Flow (Deficit) from Operations	26,562	17,688	347,725	330,037

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

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

*5 \$4.2K negative variance due to Workman's comp insurance being higher than budgeted

Housing Authority of Savannah

Budget to Actual Operating Statements

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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	1,366,776	1,365,269	(1,507)
Total Grant Revenue	5,230,555	3,487,048	3,490,700	3,652
Total Investment Revenue - Unrestricted	210,057	140,048	39,871	(100,177)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	165,552	110,368	176,897	66,529
Total Property Management Fee Revenue	-	-	(68)	(68)
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	7,656,344	5,104,240	5,072,668	(31,572)
Operating Expenses				
Administrative Expenses				
Salary and Benefits	1,433,540	955,718	710,062	245,656
Property Management Fees	506,784	337,856	475,228	(137,372)
Information Technology, Telephone & Equip	207,041	138,031	114,867	23,164
Consultant & Contracts	35,766	23,848	14,484	9,365
Office/ Misc Admin	260,704	173,790	121,559	52,231
Legal and Audit Costs	81,726	54,480	61,585	(7,105)
Sub-Total Administrative Expenses	2,525,561	1,683,723	1,497,784	185,939
Total Tenant Services	247,835	165,247	192,010	(26,763)
Total Utilities	704,283	469,528	482,514	(12,986)
Maintenance and Operations				
Salary and Benefits	1,428,969	952,648	845,340	107,308
Maintenance Materials	475,313	316,872	276,989	39,883
Maintenance Contract Costs	1,277,150	851,424	1,276,320	(424,896)
Sub-Total Maintenance Expenses	3,181,432	2,120,944	2,398,648	(277,704)
Total Protective Services	158,400	105,608	107,759	(2,151)
Total Insurance Expenses	526,397	350,952	406,149	(55,197)
Total General Expenses	327,476	218,328	151,437	66,891
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	169,701	113,128	137,220	(24,092)
Total Routine Operating Expenses	7,841,085	5,227,458	5,373,521	(146,063)
Cash Flow (Deficit) from Operations	(184,741)	(123,218)	(300,852)	(177,634)

*6 The yield rate is in-line but the current investment pool balance is lower than budgeted.

*7 Fraud recovery - Frazier \$96K, Yamacraw \$32K. 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 Staff training, travel, membership fees less than budgeted. Vehicle leases less than budgeted due to equity sales of vehicles that covered August invoice.

*10 Tenant Svcs salaries allocated here but budgeted under Admin. This negative variance will offset against the positive Admin salaries variance throughout the remainder of the year.

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

*12 \$177K Window screens for Yamacraw, \$118K Window boarding for Yamacraw, \$33K Wildlife control for Frazier, \$7.2K Brick Restoration - Frazier, \$128K Plumbing/drywall/kitchen repair for Frazier, \$14K Stillwell unforeseen building repair for PTAC damage

*13 Frazier - \$22K personal injury loss, 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

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	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	374,464	433,707	59,243
Total Grant Revenue	1,826,098	1,217,408	1,172,172	(45,236)
Total Investment Revenue - Unrestricted	55,206	36,808	8,234	(28,574)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	3,927	2,624	99,985	97,361
Total Property Management Fee Revenue	-	-	(68)	(68)
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	2,446,926	1,631,304	1,714,030	82,726
Operating Expenses				
Administrative Expenses				
Salary and Benefits	273,453	182,311	207,241	(24,930)
Property Management Fees	173,016	115,344	121,234	(5,890)
Information Technology, Telephone & Equip	56,453	37,640	28,940	8,700
Consultant & Contracts	9,376	6,248	3,759	2,489
Office/ Misc Admin	81,304	54,200	32,478	21,722
Legal and Audit Costs	15,026	10,024	13,122	(3,098)
Sub-Total Administrative Expenses	608,628	405,767	406,774	(1,007)
Total Tenant Services	61,435	40,959	51,334	(10,375)
Total Utilities	259,781	173,184	166,109	7,075
Maintenance and Operations				
Salary and Benefits	464,208	309,472	311,546	(2,074)
Maintenance Materials	213,578	142,384	69,466	72,918
Maintenance Contract Costs	472,516	315,008	513,871	(198,863)
Sub-Total Maintenance Expenses	1,150,302	766,864	894,883	(128,019)
Total Protective Services	667	448	467	(19)
Total Insurance Expenses	147,643	98,432	130,758	(32,326)
Total General Expenses	119,012	79,344	102,210	(22,866)
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	68,888	45,928	53,024	(7,096)
Total Routine Operating Expenses	2,416,356	1,610,926	1,805,559	(194,633)
Cash Flow (Deficit) from Operations	30,570	20,378	(91,529)	(111,907)

Housing Authority of Savannah

Budget to Actual Operating Statements

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	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	373,016	384,155	11,139
Total Grant Revenue	788,904	525,944	464,605	(61,339)
Total Investment Revenue - Unrestricted	31,813	21,216	6,073	(15,143)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	4,708	3,136	2,534	(602)
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	1,384,952	923,312	857,367	(65,945)
Operating Expenses				
Administrative Expenses				
Salary and Benefits	212,722	141,815	104,865	36,950
Property Management Fees	101,304	67,536	72,224	(4,688)
Information Technology, Telephone & Equip	27,103	18,063	16,002	2,061
Consultant & Contracts	5,432	3,624	2,189	1,435
Office/ Misc Admin	33,952	22,623	13,898	8,725
Legal and Audit Costs	13,027	8,672	14,751	(6,079)
Sub-Total Administrative Expenses	393,540	262,333	223,929	38,404
Total Tenant Services	49,948	33,320	32,980	340
Total Utilities	70,434	46,960	49,562	(2,602)
Maintenance and Operations				
Salary and Benefits	202,369	134,920	100,490	34,430
Maintenance Materials	56,189	37,456	15,788	21,668
Maintenance Contract Costs	304,424	202,936	209,427	(6,491)
Sub-Total Maintenance Expenses	562,982	375,312	325,704	49,608
Total Protective Services	800	536	183	353
Total Insurance Expenses	113,850	75,912	77,915	(2,003)
Total General Expenses	75,205	50,144	36,237	13,907
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	31,964	21,304	18,649	2,655
Total Routine Operating Expenses	1,298,723	865,821	765,160	100,661
Cash Flow (Deficit) from Operations	86,229	57,491	92,207	34,716

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Budget to Actual Operating Statements

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	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	386,432	372,429	(14,003)
Total Grant Revenue	1,144,056	762,704	660,299	(102,405)
Total Investment Revenue - Unrestricted	49,358	32,904	2,914	(29,990)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	111,869	74,584	26,695	(47,889)
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	1,884,951	1,256,624	1,062,336	(194,288)
Operating Expenses				
Administrative Expenses				
Salary and Benefits	452,967	301,992	176,981	125,011
Property Management Fees	163,428	108,952	112,817	(3,865)
Information Technology, Telephone & Equip	53,557	35,704	29,612	6,092
Consultant & Contracts	8,507	5,672	3,450	2,222
Office/ Misc Admin	59,308	39,543	27,265	12,278
Legal and Audit Costs	16,553	11,032	12,700	(1,668)
Sub-Total Administrative Expenses	754,320	502,895	362,825	140,070
Total Tenant Services	61,211	40,808	50,836	(10,028)
Total Utilities	167,450	111,632	107,622	4,010
Maintenance and Operations				
Salary and Benefits	383,205	255,472	211,040	44,432
Maintenance Materials	144,226	96,152	101,012	(4,860)
Maintenance Contract Costs	231,021	154,016	132,605	21,411
Sub-Total Maintenance Expenses	758,452	505,640	444,656	60,984
Total Protective Services	156,133	104,088	106,753	(2,665)
Total Insurance Expenses	143,184	95,456	104,676	(9,220)
Total General Expenses	54,901	36,600	7,276	29,324
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	609	408	298	110
Total Routine Operating Expenses	2,096,260	1,397,527	1,184,942	212,585
Cash Flow (Deficit) from Operations	(211,309)	(140,903)	(122,606)	18,297

Housing Authority of Savannah

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PH - AMP6 - Yamacraw Village	Annual Budget FY 2026	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
Operating Income				
Total Tenant Revenue	349,290	232,864	174,978	(57,886)
Total Grant Revenue	1,471,497	980,992	1,193,624	212,632
Total Investment Revenue - Unrestricted	73,680	49,120	22,650	(26,470)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	45,048	30,024	47,683	17,659
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	1,939,515	1,293,000	1,438,935	145,935
Operating Expenses				
Administrative Expenses				
Salary and Benefits	494,398	329,600	220,975	108,625
Property Management Fees	69,036	46,024	168,953	(122,929)
Information Technology, Telephone & Equip	69,928	46,624	40,314	6,310
Consultant & Contracts	12,451	8,304	5,086	3,219
Office/ Misc Admin	86,140	57,424	47,917	9,507
Legal and Audit Costs	37,120	24,752	21,011	3,741
Sub-Total Administrative Expenses	769,073	512,728	504,256	8,472
Total Tenant Services	75,241	50,160	56,860	(6,700)
Total Utilities	206,618	137,752	159,221	(21,469)
Maintenance and Operations				
Salary and Benefits	379,187	252,784	222,265	30,519
Maintenance Materials	61,320	40,880	90,723	(49,843)
Maintenance Contract Costs	269,189	179,464	420,417	(240,953)
Sub-Total Maintenance Expenses	709,696	473,128	733,405	(260,277)
Total Protective Services	800	536	356	180
Total Insurance Expenses	121,720	81,152	92,800	(11,648)
Total General Expenses	78,358	52,240	5,714	46,526
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	68,240	45,488	65,249	(19,761)
Total Routine Operating Expenses	2,029,746	1,353,184	1,617,860	(264,676)
Cash Flow (Deficit) from Operations	(90,231)	(60,184)	(178,925)	(118,741)

Housing Authority of Savannah

Budget to Actual Operating Statements

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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	907,808	971,844	64,036
Total Grant Revenue	-	-	-	-
Total Investment Revenue - Unrestricted	532,059	354,704	338,786	(15,918) *15
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	798,875	532,584	724,733	192,149 *16
Total Property Management Fee Revenue	79,628	53,088	57,369	4,281
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	127,779	85,184	88,198	3,014
Total Operating Income	2,900,054	1,933,368	2,180,929	247,561
Operating Expenses				
Administrative Expenses				
Salary and Benefits	1,165,098	776,728	721,048	55,680
Property Management Fees	79,628	53,088	57,369	(4,281)
Information Technology, Telephone & Equip	33,298	22,192	34,624	(12,432) *17
Consultant & Contracts	17,138	11,424	3,126	8,298
Office/ Misc Admin	135,599	90,408	78,871	11,537
Legal and Audit Costs	41,915	27,944	54,824	(26,880) *18
Sub-Total Administrative Expenses	1,472,676	981,784	949,862	31,922
Total Tenant Services	25,498	16,984	38,195	(21,211) *19
Total Utilities	195,580	130,392	118,038	12,354
Maintenance and Operations				
Salary and Benefits	220,234	146,816	106,509	40,307
Maintenance Materials	99,755	66,504	125,860	(59,356) *20
Maintenance Contract Costs	399,187	266,112	309,163	(43,051) *21
Sub-Total Maintenance Expenses	719,176	479,432	541,532	(62,100)
Total Protective Services	392	264	1,174	(910)
Total Insurance Expenses	141,235	94,152	100,525	(6,373)
Total General Expenses	39,324	26,216	5,608	20,608
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	-	-	-	-
Total Routine Operating Expenses	2,593,881	1,729,224	1,754,934	(25,710)
Cash Flow (Deficit) from Operations	306,173	204,144	425,995	221,851

*15 Current yield percentage is in-line with budget projection, transfer to increase balance for Local fund and Bond fund investment pool account is needed

*16 \$61K of positive variance is due to early Bond Fund revenue, \$87K positive variance for Notes Rec Int Income for River Point, 42K Development Fee Income for Waters at Gateway 2024 Surplus Cash Distribution

*17 SCBKayton Yardi allocation higher than budgeted

*18 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

*19 Tenant Svcs salary high due to new employees assigned to Local Fund. Allocation of new employees has been adjusted and some costs to be reclassified.

*20 Early appliance purchases. High spend on maint supplies as a result of a successful effort to increase occupancy.

*21 \$18K Pest Control invoice, \$36K AC repair costs-expect to see less in fall and winter seasons

Housing Authority of Savannah

Budget to Actual Operating Statements

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 Unaudited
 Month Ending
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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	134,000	110,319	(23,681) *22
HUD Operating Subsidies	3,037,125	2,041,616	2,344,481	302,865
Homeownership Admin Fee Income	9,000	6,000	-	(6,000)
Investment Revenue - Unrestricted	127,100	84,736	51,540	(33,196) *23
Fraud - Admin	30,200	20,136	3,647	(16,489)
Misc Income Account	300	200	582	382
Total HCV Administrative Income	3,404,721	2,286,688	2,510,568	223,880
HCV Admin Expenses				
Administrative Expenses				
Salary and Benefits	1,886,824	1,257,904	1,005,063	252,841
COCC Management Fees	435,573	290,384	289,908	476
Information Technology, Telephone & Equip	156,747	104,496	98,335	6,161
Consultant & Contracts	169,400	112,936	71,157	41,780 *24
Office/ Misc Admin	109,299	72,878	73,093	(215)
Legal and Audit Costs	55,070	36,712	38,963	(2,251)
Sub-Total Administrative Expenses	2,812,913	1,875,310	1,576,518	298,792
Total Tenant Services	10,021	6,680	6,226	454
Total Utilities	26,901	17,928	24,383	(6,455)
Total Maintenance and Operations	322,328	214,888	193,067	21,821
Total Protective Services	4,195	2,798	-	2,798
Total Insurance Expenses	66,140	65,576	89,212	(23,636) *25
Total General Expenses	800	536	322	214
Total Interest Expense	-	-	-	-
Total Routine Operating Expenses	3,243,298	2,183,716	1,889,729	293,987
Cash Flow (Deficit) from Operations	161,423	102,972	620,839	517,867

*22 Two FSS coordinators now staffed. Negative variance due to having one FSS coordinator staffed at beginning of FY. Expected to carry variance through the remainder of the year.

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

*24 Less spend than budgeted on home inspections. \$25K for search firm baked into this budgeted figure.

*25 \$21K Liability insurance, resident personal injury loss

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
 Unaudited
 Month Ending
 11.30.2025

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		24,497,584	26,454,588	1,957,004
Fraud-HAP	30,200		20,136	5,708	(14,428)
FSS Forfeiture Income	3,800		2,536	28,226	25,690
Investment Income - Restricted	75		48	-	(48)
Total HCVP HAP Income	36,780,443		24,520,304	26,488,522	1,968,218
HAP Expenses					
Housing Assistance Payments	34,844,538		23,229,688	25,053,214	(1,823,526)
Utility Reimbursement Payments - URP	1,199,621		799,752	931,398	(131,646)
Port-Out HAP Payments	513,961		342,640	666,924	(324,284)
FSS Escrow Payments	222,323		148,216	200,609	(52,393)
Total Routine Operating Expenses	34,844,538		24,520,296	26,852,144	(2,331,848)
Cash Flow (Deficit) from Operations	1,935,905		8	(363,622)	(363,630)



Agenda Item No. 3 – *New Business* FY 2026 ANNUAL PHA PLAN

RECOMMENDED ACTION:

Adopt the FY 2026 PHA Annual Plan, along with the accompanying HUD Certification Form.

BACKGROUND:

A draft copy of the Housing Authority of Savannah’s FY 2026 Annual PHA Plan has been enclosed with the meeting material. The Quality Housing and Work Responsibility Act of 1998 requires housing authorities to develop agency plans to notify HUD, the residents and the public of the Housing Authority’s goals, objectives and strategies. The Agency 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, 2026.

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 14, 2026 at 11:45 a.m. to receive comments from the Savannah community. 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, one public comment has been received, which follows.

LEGAL CONSIDERATIONS:

None

FINANCIAL CONSIDERATIONS:

None

BOARD CONSIDERATION AND ACTION:

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

Tammy Brawner

From: Miranda Brawner <mirandabrawner95@icloud.com>
Sent: Tuesday, January 6, 2026 9:16 PM
To: Tammy Brawner
Subject: Comment for Jan 14 HAS Board of Commissioners Mtg

Comment for the meeting Wed January 14 2026:

Dear Board of Commissioners of the Housing Authority of Savannah,

I am calling on you to fully honor the wishes of the people who live in public housing by giving them veto power over all present and future changes to housing. No changes should be made without legally enforceable contracts that meet the residents' demands. The Housing Authority's current plan to demolish Yamacraw is unacceptable. Nutini has refused to provide legally binding agreements that meet the residents' demands, which are quite reasonable and feasible:

- A legally binding agreement guaranteeing the right to return for current residents who want it,
- A clear commitment to rebuild deeply affordable housing that is tied to residents' incomes (not "affordable" by area median income standards that price out the very people being displaced, commonly referred to as LIHTC),
- A relocation process that is realistic in Savannah's market and does not rely on vouchers as a substitute for actual housing near jobs, schools, and support networks.

Please commit to these demands from the Yamacraw residents right away. We are also alarmed by the statement in the annual plan that the HAS wants to "reposition" other public housing as well, with cooperation from "consultants" but no mention of honoring the wishes of the residents themselves! This is a disastrous idea that will hurt thousands of your constituents and would be a fundamental betrayal of your duty. There must be no relocations or changes to any housing in your jurisdiction without the approval of the residents. They, the residents, must have veto power over every proposal. Otherwise, your Housing Authority has no legitimacy and should be abolished, as it is nothing more than a gang of bandits. You are supposed to be protectors of housing for those in need, not destroyers of housing. There is a large coalition that agrees on these points, and we will continue to obstruct any attempts to betray the families whose home is in Savannah's public housing. You will not steal the land out from under them.

Miranda Brawner
East Savannah Resident

RESOLUTION NO. 01-26-01

**RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF COMMISSIONERS
ADOPTING THE FY 2026 ANNUAL PLAN**

WHEREAS, the Housing Authority of Savannah (HAS) must submit to the U.S. Department of Housing and Urban Development, its Annual Plan (Form HUD-50075-ST) for the fiscal period of 04/01/2026 through 03/31/2027 on or before January 16, 2026; and

WHEREAS, HAS held a series of Resident Advisory Board meetings regarding the plan during October 2025 through December 2025; and

WHEREAS, a duly noticed Public Hearing was held on January 14, 2026 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 2026 HAS Annual 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, 2026.

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: 09/30/2027

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ 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 _____, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g 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 signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way 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 Resident Advisory Board (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 way 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. Where possible, PHAs should make documents available electronically, for public inspection upon request.
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. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
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.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering

fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

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 and/or its successor system: the Housing Information Portal (HIP) 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 based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on actual or perceived sexual orientation, or marital status and will not otherwise discriminate because of sex (including sexual orientation).
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' for people with physical disabilities.
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 the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the 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 200.302 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 always be available at 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 and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

PHA Name

PHA Number/HA Code

_____ Annual PHA Plan for Fiscal Year 20_____

_____ 5-Year PHA Plan for Fiscal Years 20_____ - 20_____

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director:	Name Board Chairman:
Signature: _____	Signature: _____
Date: _____	Date: _____

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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. 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.