



March 4, 2026

Board of Commissioners Rescheduled 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

RESCHEDULED REGULAR BOARD OF COMMISSIONERS MEETING

Wednesday, March 4, 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 February 11, 2026 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. Operating Budgets for FYE 2027 Robert Faircloth, Director of Finance

Recommended Action: Adopt Resolution 03-26-01

4. Contract Award for Comprehensive Applicant/Resident Screening Services..... Robert Faircloth, Director of Finance

Recommended Action: Adopt Board Resolution 03-26-02

5. Board Support for Demolition of Yamacraw Village.....Evette Hester, Executive Director

Recommended Action: Adopt Board Resolution 03-26-03

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

7. 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 January 14, 2026 Special Meeting Minutes of January 14, 2026 Regular Meeting Minutes of January 16, 2026 Special Meeting Minutes of February 26, 2026 Special 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 January 14, 2026 special and regular meetings, January 16, 2026 special meeting, and February 26, 2026 special meeting are presented on the following pages for approval.

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

Dr. M. Ann Levett
Chairwoman

Edward Gresham
Vice Chairman

Michael Holland

Happi Peavey-Guzman

Dr. Kenneth Zapp

SPECIAL MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
January 14, 2026

The Board of Commissioners of the Housing Authority of Savannah met in special session at the office of the Housing Authority of Savannah, 1407 Wheaton Street – Building B Community Room beginning at approximately 11:45 a.m. on Wednesday, January 14, 2026. Chairwoman M. Ann Levett called the meeting to order and upon roll call those present and absent were as follows:

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

Absent: None

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.

PUBLIC HEARING

The Housing Authority of Savannah's Board of Commissioners convened a public hearing regarding the agency's FY 2026 Annual Plan. The Plan had been under a public review for forty-five days. A total of twenty-eight comments were received regarding the plan and follow these minutes to be part of the official record of the public meeting.

The Chairwoman invited members of the community to offer their comments. Each speaker was allotted a speaking time of two minutes. The speakers were: Bob Spell, Reed Nowling, Meagan English, Amanda Kerbrat, Christopher Woulf, Sally Duvall, and Ann Fenstermacher. A summary of comments received are as follows:

- Explanation requested from HAS of the decision to not pursue RAD/Section 18 Blend Demolition Application
 - Consideration of highest and best use of Yamacraw Village, based on HAS's stated mission and resident return metrics, not on financial decisions alone. Prioritize residents' needs over developer interests.
 - Request for written and enforceable agreement with Yamacraw Village Residents Council
 - Vouchers are not successfully utilized
 - Deeply affordable housing units are lost through the demolition of public housing and development of mixed-income, mixed-use communities; displacement through policy. Deeply affordable housing balance sheet requested to demonstrate loss of deeply affordable housing units
 - Risks inherent for residents once demolition occurs because relocation and return guarantees are only enforceable through written agreements versus the Public Housing Program itself.
 - "One-to-one Resident Right to Return" does not have to conflict with Deconcentration policies
 - Concern that the number of units to be built on site is not specified
 - Error in Housing Waiting List tables under Attachment B.1(b)*
- *Please note: These tables were automatically generated through HAS's software system, and the check marks have been corrected.*
- Concern regarding displacement of African American community members in Yamacraw Village
 - Public Hearing should have been available through a virtual platform and at a time more accessible for working people
 - Encouragement to work closely with the Yamacraw Village Residents Council, \$40 million dollars left on the table

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

Secretary

ATTEST:

Chairwoman

Approval Date: March 4, 2026

REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
January 14, 2026

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 3:03 p.m. on Wednesday, January 14, 2026. Chairwoman M. Ann Levett called the meeting to order and upon roll call those present and absent were as follows:

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

Absent: None

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.

AMENDMENT OF MEETING AGENDA

Executive Director Evette Hester requested to remove the action item regarding consideration of the FY 2026 Annual Plan to allow for additional time for consideration of all comments. Ms. Hester also requested that a Special Meeting be convened to take such action after full consideration.

Commissioner Holland made a motion to amend the agenda as indicated by Ms. Hester. Commissioner Gresham seconded the motion and it passed unanimously.

APPROVAL OF CONSENT AGENDA

The Consent Agenda included the minutes of the December 10, 2025 regular meeting; Resident Services Report; Property Management Report; Assisted Housing Programs Report; Real Estate Development Report; and Financial Report. Commissioner Gresham made a motion to approve the consent agenda. Commissioner Holland seconded the motion, and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Ms. Hester provided a report to the Commissioners. Report highlights included:

- HUD has issued a Notice of Fund Opportunity (NOFO) for the Choice Neighborhoods Implementation Grant for 2026. Staff will be reviewing if it would be appropriate and feasible for HAS to pursue the grant.
- The FSS Graduation Ceremony was held on January 10th and was a celebration of success
- An update provided on the NOFO for homeless providers; an injunction has been issued.
- An overview of the HAS Employee Appreciation Banquet and awards provided to HAS employees in meeting goals and exceeding expectations
- Yamacraw Village Community meeting will be held this month. An update will be provided on demolition/disposition application status.
- A Request for Qualifications for a Master Developer of Yamacraw Village has been published.
- The next virtual tenant/landlord sessions for the Housing Choice Voucher Program will be held on January 22

COMMENTS FROM COMMISSIONERS

Chairwoman Levett asked Ms. Hester how many families were currently still living in Yamacraw Village. Ms. Hester stated that ninety-one families currently live in the community. Ms. Hester also noted that the length of time for the approval of the application to HUD will continue to impact the amount of relocation resources that are available for families.

A discussion followed regarding the relocation plan for Yamacraw Village residents. Commissioner Gresham acknowledged the community and expressed his appreciation for organizing around the issue. He also expressed his appreciation for the work of Ms. Hester and the Housing Authority. Chairwoman Levett echoed his comments and encouraged the community to communicate with Ms. Hester.

There being no further business, the Chairwoman called for a motion to close the meeting. The motion to close was made by Commissioner Gresham and seconded by Commissioner Peavey-Guzman. The Chairwoman adjourned the meeting at 12:41 p.m.

Secretary

ATTEST:

Chairwoman

Approval Date: March 4, 2026

SPECIAL MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
January 16, 2026

The Board of Commissioners of the Housing Authority of Savannah met in special session at the office of the Housing Authority of Savannah, 1407 Wheaton Street – Building B Community Room beginning at 3:03 p.m. on Friday, January 16, 2026. Chairwoman M. Ann Levett called the meeting to order and upon roll call those present and absent were as follows:

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

Absent: None

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 and one community member were also in attendance.

ADOPTION OF PHA CERTIFICATION OF COMPLIANCE WITH THE PHA PLAN AND RELATED REGULATIONS BOARD RESOLUTION

Management Analyst Tammy Brawner informed the Commissioners that the Quality Housing and Work Responsibility Act of 1998 requires housing authorities to develop and Annual Plan to HUD. The plan is sent to HUD seventy-five days prior to the beginning of the fiscal year.

Ms. Brawner provided an overview of the planning for the FY 2026 Annual Plan. Ms. Brawner stated that a public hearing was held on January 14, 2026 in order to give residents and the community the opportunity to comment. No comments were received by the Housing Authority's Resident Advisory Board. Twenty-eight comments were received from the community, and several speakers offered verbal remarks at the Public Hearing. Ms. Hester provided a summary of these public comments and provided overview of them to the Board of Commissioners.

A discussion followed regarding the comments received and regarding the relocation of residents of Yamacraw Village. Commissioner Zapp made a motion that the Board of Commissioners goes on record specifying its commitment, given expected resources, to the Yamacraw Village Relocation Plan. Commissioner Peavey-Guzman seconded the motion.

Attorney Braun stated that while the relocation activities of Yamacraw Village residents was an important discussion, the action before the Board was to consider and adopt the FY 2026 Annual Plan. Therefore, it was determined that Commissioner Zapp's motion concerning relocation would be discussed further at the next meeting.

Commissioner Gresham moved to adopt Board Resolution 01-26-01 to approve the Housing Authority of Savannah's FY 2026 Annual Plan and to authorize execution of the *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (Form HUD-50077) by the Chairwoman and Executive Director. Commissioner Peavey-Guzman seconded the motion, which passed unanimously. The resolution follows these minutes. The Chairwoman thanked everyone for their heart and passion for service. She stated that the Board of Commissioners was deeply committed to doing their best for the residents that the Board is charged with representing.

There being no further business, the Chairwoman adjourned the meeting at 3:48 p.m.

Secretary

ATTEST:

Chairwoman

Approval Date: March 4, 2026

SPECIAL MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
February 26, 2026

The Board of Commissioners of the Housing Authority of Savannah met in special session at the office of the Housing Authority of Savannah, 1407 Wheaton Street – Building A beginning at approximately 2:00 p.m. on Thursday, February 26, 2026. Chairwoman Dr. M. Ann Levett called the meeting to order and upon roll call those present and absent were as follows:

Present: Dr. M. Ann Levett, Chairwoman
 Happi Peavey-Guzman
 Michael Holland

Absent: Edward Gresham, Vice Chairman
 Dr. Kenneth Zapp

Also present were Executive Director Evette Hester, Director of Finance Robert Faircloth, Management Analyst Tammy Brawner, Senior Accountant Me’Kia Davis, and Accountant Stephon Taylor. Resident Advisor Deborah Bulloch, Resident Advisor Sophia Perry, and Attorney David Sunshine Hamburger of Georgia Legal Services were also in attendance.

BUDGET WORKSHOP

Director of Finance Robert Faircloth and Accountant Stephon Taylor gave a detailed presentation of operating budgets for Fiscal Year April 1, 2026 through March 31, 2027. The presentation included review of the operating budgets for the Central Office Cost Center, Housing Choice Voucher Program, Public Housing Program, Bond Fund and Local Fund. The Chairwoman adjourned the meeting at 4:30 p.m.

Secretary

ATTEST:

Chairwoman

Approval Date: March 4, 2026

Consent Agenda Item (B)

RESIDENT SERVICES

Family Self-Sufficiency Enrollment Orientation



The Family Self-Sufficiency (FSS) Enrollment Orientation was developed to engage Housing Choice Voucher participants who are currently on the FSS waiting list and to encourage active enrollment in the program. The FSS Program is designed to

support participants in achieving long-term financial independence and economic stability.

The orientation was held on Tuesday, February 24, 2026, at 10:00 a.m. at the Neighborhood Resource Center. During the session, participants received a comprehensive overview of the program and its benefits, including:



- The enrollment process
- Goal setting and development of an Individual Training and Services Plan aligned with participants' personal and professional aspirations
- Mandatory goals
- Available supportive services
- The FSS escrow savings component
- The Contract of Participation

By the conclusion of the session, the goal was to inspire participants to enroll in the FSS Program and fully utilize the tools and resources available to help them build a stronger financial

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.

future for themselves and their families. A total of 10 participants completed applications to join the program.

From Perseverance to Prosperity: FSS Graduate Sets the Standard for Success

Ebonie Northcutt completed an inspiring journey of determination and resilience, graduating from the Family Self-Sufficiency (FSS) Program on January 31, 2026. Her achievement sets the stage for continued program success as we look ahead to the 2027 Graduation Celebration.

Despite facing significant personal and economic challenges, Ms. Northcutt remained committed to her goals and achieved remarkable milestones:

- Secured full-time employment and increased her earned income by 100%
- Earned a leadership promotion as a Scholarship Administrative Coordinator with the Department of Early Learning
- Successfully launched her small business, *Crafty Creations*
- Achieved homeownership in March 2025

Ms. Northcutt's journey exemplifies the transformative impact of the FSS Program. Her perseverance through adversity demonstrates how resilience, determination, and consistent effort can create lasting stability and generational opportunity. Her story serves as a powerful example of what is possible when participants remain focused on long-term self-sufficiency goals.

Free Tax Preparation Services Support HAS Residents

During the month of February, the Housing Authority of Savannah partnered with the Volunteer Income Tax Assistance (VITA) program to offer free tax preparation services at the Neighborhood Resource Center. This initiative provided residents with access to certified volunteers who assisted with accurate tax filing at no cost, helping families maximize refunds, claim eligible tax credits, and avoid costly preparation fees.

The service supported HAS's commitment to financial stability and economic mobility by ensuring residents retained more of their earned income and received guidance on responsible financial practices. The February VITA sessions strengthened community partnerships while delivering a valuable resource that directly contributes to household financial wellness and self-sufficiency.

HAS Black History Program Celebrates Legacy, Leadership, and Community Unity



The Housing Authority of Savannah successfully hosted its 2026 Black History Program bringing together residents, community partners, youth, and local leaders for an evening of reflection, recognition, and inspiration.

The program highlighted the rich legacy of Black leadership within Savannah while reinforcing HAS's commitment to community empowerment and resident engagement. A centerpiece of the event was the *Who Am I* segment, where youth honored Savannah's Living Legends, connecting generations through storytelling and shared history.

The evening also marked the official recognition of the inaugural IGNITE Scholars, celebrating academic achievement and introducing a new youth development initiative designed to promote leadership, educational excellence, and future opportunity among HAS youth.

Through music, youth participation, and community collaboration — including a united finale performance symbolizing partnership across HAS programs — the event strengthened community pride and engagement while uplifting the voices and accomplishments that continue to shape our city.



The program's strong attendance and participation reflected the growing impact of resident-centered programming and reinforced HAS's role as both a housing provider and a catalyst for community connection, cultural celebration, and generational inspiration.

The program's strong attendance and participation reflected the growing impact of resident-centered programming and reinforced HAS's role as both a housing provider and a catalyst for community connection, cultural celebration, and generational inspiration.



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 January 31, 2026, the following waitlist totals were recorded:

- **General Public Housing Waitlist: 3,624 applicants**
- **Stillwell Towers Waitlist (Senior and Disabled): 885 applicants**
- **Kayton Homes PBV Waitlist: 1,376 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: January 2026

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)	YTD

	Yamacraw Village	Frazier Homes	Stillwell Towers	Patterson Terrace	Single Family Homes	Kayton Homes
315	236	211	76	60	163	
91	207	205	71	60	161	
224	29	5	1	0	2	
224	3	0	3	0	0	
0	0	1	0	0	1	
100.0%	88.8%	97.2%	97.3%	100.0%	98.8%	
n/a	42	84	TBD	TBD	25	

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	

19,341.00	42,501.53	45,366.00	20,252.00	26,051.00	131,043.23
23,407.61	41,317.69	44,489.00	16,730.00	27,218.50	133,662.44
121%	97%	98%	83%	104%	102%
204,149.00	455,746.49	456,285.00	218,827.50	252,930.00	1,217,118.30
230,101.01	492,935.62	462,661.88	208,342.00	285,543.30	1,217,786.66
113%	108%	101%	95%	113%	100%
21,440.00	58,388.07	46,581.06	21,247.75	27,316.84	132,816.58
23,405.97	42,258.30	46,948.40	17,261.25	28,528.00	136,934.26
109%	72%	101%	81%	104%	103.1%

III. Move-ins / Move-outs

Move-ins	
Move-outs	
Variance	

0	1	1	0	0	1
0	3	2	1	0	1
0	-2	-1	-1	0	0

IV. Recertification

Monthly recertifications due reporting month	
Monthly recertifications completed	
Total pending recertifications	

2	7	9	6	4	4
2	7	9	6	3	4
0	0	0	0	1	0

V. Evictions

Total monthly evictions	
Evictions for non-payment of rent	
Other evictions	

0	2	0	0	0	0
0	2	0	0	0	0
0	0	0	0	0	0

VI. Work orders

Emergency work orders issued	
Emergency work orders completed	
Routine work orders issued	
Routine work orders completed	
Incomplete work orders	

10	43	2	7	16	7
10	43	2	7	16	7
19	79	66	26	37	82
19	79	66	26	37	82
TBD	TBD	TBD	TBD	TBD	TBD

Consent Agenda Item (D)

HOUSING CHOICE VOUCHER PROGRAM

As of February 1, 2026, the total leased Vouchers are 3,087. 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.

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

	No. Allocated 12/01/2024	No. Leased 12/01/2025	No. Leased 1/01/2026	No. Leased 2/01/2026	No. Available
SPC	112	108	111	111	1
Mod Rehab	20	16	16	16	4
Vouchers	2753	2264	2252	2239	509
Portables	-	54	53	55	-
VASH	137	129	125	119	18
HCV PBV	271	247	246	244	27
RADPBV	330	296	295	303	27
TOTAL	3623	3114	3098	3087	510

SECTION 8 WAITING LIST BY PROGRAM

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

Project-Based Vouchers (PBV)

Rose of Sharon: 18
The Veranda at Midtown: 81

Rental Assistance Demonstration PBV

SCB Kayton: 1346

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. Preservation and Modernization

KAYTON HOMES: PRESERVATION EFFORTS

The Housing Authority of Savannah (HAS) continues to prioritize safe, healthy, and well-maintained housing at Kayton Homes in Savannah, GA. As of February 20, 2026, the HVAC Improvement Project has been successfully completed.

The project included cleaning evaporator coils with environmentally safe coil cleaner, cleaning and rinsing condenser coils, and adjusting fan speeds from Tap 2 to Tap 1 to improve airflow and system efficiency. These measures are intended to enhance HVAC performance and reduce conditions that contribute to visible substances within units.

To sustain these improvements, routine maintenance such as regular air filter replacement will continue. Given current staffing levels, it is recommended that this comprehensive HVAC servicing be repeated every other year, with more frequent inspections conducted as manpower allows. Proactive inspections are critical, as unit conditions and housekeeping practices significantly impact the development of visible substances.

Resident education will also play an important role. Ongoing communication—via Rent Café and written notices—should reinforce best practices, including avoiding operation of air conditioning while windows and doors are open, which contributes to moisture buildup.

Through preventative maintenance, clear communication, and timely follow-up, HAS remains committed to preserving quality housing at Kayton Homes.

FRAZIER HOMES: PRESERVATION EFFORTS

Frazier Homes are slated for 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

The Real Estate Development & Preservation 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.

November 12, 2025. The contract is expected to be executed in April 2026.

STILLWELL TOWERS: PRESERVATION EFFORTS

The Housing Authority of Savannah (HAS) continues to enhance building reliability and resident safety at Stillwell Towers. As of this morning, the building’s water pump is now connected to the generator, ensuring that in the event of a full power outage, both the water pump and electrical systems will remain operational.

Maintenance Plan

- The transfer switch contains a battery that must be replaced annually. On February 25, a “Battery Replacement Sheet” will be attached to the transfer switch to help HAS staff track replacements. Installing a small wall-mounted box adjacent to the switch is recommended to store batteries for easy access.
- Transfer switches feature a digital display with icons summarizing system functionality. Icons should remain green; any red icon should be reported immediately to the Construction Project Manager (CPM) to open a manufacturer trouble ticket. Contact information for the electrician and manufacturer is available if the CPM is unavailable.

Through these measures, HAS ensures continued water and power reliability, supports proactive maintenance, and strengthens operational readiness at Stillwell Towers.

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 01/31/2026		Current Expended 01/31/2026	
				% 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%	\$ 2,535,559	85%
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%	\$ 2,483,222	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%	\$ 10,809,754	60%

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). As of today, the obligation extension deadline has been approved (although HAS has not received an official letter) to 11/05/2027 in the HUD eLOCCS grant database, which is 18 months from the original obligation deadline of 05/05/2026. Yamacraw demolition and relocation are the expected contracts pending solicitation, award, and LOCCS obligation. Please note the demolition approval from HUD for Yamacraw is needed to move forward with the demolition contract solicitation/award.

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	June 2026

Table 2: Capital Improvement Projects

ACCESSIBILITY IMPROVEMENTS

Through the HAS Accessibility Improvements Project, HAS is committed to achieving compliance with the **Americans with Disabilities Act (ADA)** and applicable accessibility standards in a cost-effective and responsible manner.

Pioneer Construction has been selected as the contractor to address exterior accessibility barriers at Stillwell Towers, Patterson Terrace, and the Single Family Homes sites. In June 2025, HAS received approval from its Board of Commissioners to award the contract to Pioneer Construction.

As of February 2026, ADA compliance improvements at the Single Family Homes have been completed. These enhancements include the installation of ADA-compliant driveways and accessible rear walkways leading to the mail kiosk. A permit amendment was approved Wednesday, February 25, 2026, and the accessible crosswalk is scheduled for completion by Friday, March 6, 2026.

Work will next commence at Stillwell Towers and will include restriping to provide additional accessible parking spaces for residents and guests, as well as modifications to ensure that the sidewalk entrance and exit along Waters Avenue meet ADA accessibility standards. Improvements at Patterson Terrace will follow, with overall project completion anticipated in June 2026.

II. Repositioning

YAMACRAW VILLAGE: SECTION 18, DEMOLITION AND DISPOSITION APPLICATION

The Housing Authority of Savannah (HAS) continues to take deliberate and mission-driven steps toward the thoughtful redevelopment of Yamacraw Village, reinforcing its commitment to providing safe, quality, and sustainable affordable housing for the families it serves.

On Tuesday, February 17, 2026, HAS hosted a site visit of Yamacraw Village in response to the recently issued Request for Qualifications (RFQ). The visit drew strong interest from the development community, with approximately 15 organizations and more than 20 developers in attendance. This level of engagement reflects both the significance of the site and the confidence in HAS' vision to transform the property into a revitalized, mixed-income community that better serves current and future residents. By inviting experienced development partners to assess the site firsthand, HAS is laying the groundwork for a competitive and high-quality redevelopment process aligned with its long-term strategic goals.

Equally important to the physical redevelopment effort is HAS' continued focus on resident engagement and transparency. HAS is conducting regular meetings with the residents of Yamacraw Village to ensure families remain informed and empowered throughout each phase of the process. The most recent resident meeting was held on Monday, February 23, 2026, at the Yamacraw Village Management Office. Key discussion topics included the status of the Section 18 demolition application, relocation planning, and updates regarding the Yamacraw Village Resident Council.

These meetings are critical to HAS' mission. By providing accurate information, clarifying next steps, and creating space for dialogue, HAS is building trust and reducing uncertainty for residents who are directly

impacted by the proposed redevelopment. Ensuring that residents understand their rights, relocation benefits, and opportunities for continued engagement reinforces the agency’s commitment to dignity, stability, and resident-centered decision-making.

HAS’ intention is to redevelop the site with improved housing units that meet modern standards for safety, quality, and long-term sustainability. The agency is committed to working collaboratively with stakeholders, community partners, and residents to create a comprehensive redevelopment plan that supports housing stability, neighborhood revitalization, and economic opportunity.

Through strategic partnerships, transparent communication, and purposeful planning, HAS is advancing its mission to create stronger communities by expanding access to quality affordable housing while placing residents at the center of the redevelopment process.

Consent Agenda Item (F)

FINANCE

BUDGET-VS-ACTUAL REPORT

PERIOD ENDING 1/31/2026

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 JANUARY 2026

Analysis & Comments

- Total Revenue reflects a positive cumulative budget variance of \$ 98,969.
 - \$ 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 \$ 205,378.
- The Property reports a cumulative surplus of \$ 326,459, tracking under budget by \$ 304,347.

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 JANUARY 2026

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 \$ 242,330.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 45,034.

Reports a cumulative loss of \$ 351,303, tracking over budget by \$ 197,296.

BUSINESS ACTIVITIES – SCB KAYTON FOR YEAR TO DATE JANUARY 2026

Analysis & Comments

- Total Revenue reflects a positive cumulative budget variance of \$ 104,555.
- Total Operating Expenses reflect a negative cumulative budget variance of \$ 128,984.

Reports a cumulative loss of \$ 64,708, tracking under budget by \$ 24,430.

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

BUSINESS ACTIVITIES FOR YEAR TO DATE JANUARY 2026

Analysis & Comments

- Business Activities is a consolidation of the Local Fund and Bond Fund activities.
- Total Revenue reflects a positive cumulative budget variance of \$ 194,206.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 17,335.

Reports a cumulative surplus of \$ 507,005, tracking under budget by \$ 211,541.

HOUSING ASSISTANCE PAYMENTS PROGRAMS FOR YEAR TO DATE JANUARY 2026

Housing Choice Voucher Program(including SRO and SPC)

- 1) The Administrative Section is reporting a cumulative surplus of \$ 834,551, tracking under budget by \$ 705,825.
- 2) HAP Expenses are \$ 33,700,530 year to date. The Program Section reports a cumulative loss of \$ 227,742. 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

01.31.2026

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	476,640	291,627	(185,013)
Total Investment Revenue - Unrestricted	20,656	17,210	18,901	1,691
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	78,155	65,130	159,438	94,308 *1
Total Property Management Fee Revenue	942,357	785,300	955,410	170,110 *2
Total Bookkeeping Fee Revenue	328,237	273,530	291,503	17,973 *2
Total Asset Management Fee Revenue	110,160	91,800	91,700	(100)
Total Operating Income	2,051,538	1,709,610	1,808,579	98,969
Operating Expenses				
Administrative Expenses				
Salary and Benefits	1,418,626	1,182,190	1,168,491	13,699
Information Technology, Telephone & Equip	64,359	53,630	42,467	11,163
Consultant & Contracts	20,000	16,670	1,432	15,238
Office/ Misc Admin	144,249	120,220	65,881	53,557 *3
Legal and Audit Costs	20,846	17,360	16,057	2,085
Sub-Total Administrative Expenses	1,668,080	1,390,070	1,294,327	95,743
Total Tenant Services	-	-	-	-
Total Utilities	56,660	47,220	42,184	5,036
Maintenance and Operations				
Salary and Benefits	148,058	123,390	49,356	74,034
Maintenance Materials	14,992	12,488	13,038	(550)
Maintenance Contract Costs	86,933	72,440	40,484	31,956 *4
Sub-Total Maintenance Expenses	249,983	208,318	102,877	105,441
Total Protective Services	1,500	1,250	-	1,250
Total Insurance Expenses	43,543	36,300	42,732	(6,432) *5
Total General Expenses	5,210	4,340	-	4,340
Total Interest Expense	-	-	-	-
Total Housing Assistance Payments	-	-	-	-
Total Routine Operating Expenses	2,024,976	1,687,498	1,482,120	205,378
Cash Flow (Deficit) from Operations	26,562	22,112	326,459	304,347

*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 \$4.1K negative variance due to Workman's comp insurance being higher than budgeted

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
Unaudited
Month Ending
01.31.2026

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	1,708,470	1,710,850	2,380
Total Grant Revenue	5,230,555	4,358,810	4,179,245	(179,565)
Total Investment Revenue - Unrestricted	210,057	175,060	48,842	(126,218)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	165,552	137,960	199,033	61,073
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	7,656,344	6,380,300	6,137,970	(242,330)
Operating Expenses				
Administrative Expenses				
Salary and Benefits	1,433,540	1,194,644	878,723	315,921
Property Management Fees	506,784	422,320	594,018	(171,698)
Information Technology, Telephone & Equip	207,041	172,537	140,213	32,324
Consultant & Contracts	35,766	29,810	15,376	14,434
Office/ Misc Admin	260,704	217,234	144,000	73,234
Legal and Audit Costs	81,726	68,100	100,059	(31,959)
Sub-Total Administrative Expenses	2,525,561	2,104,645	1,872,389	232,256
Total Tenant Services	247,835	206,554	296,051	(89,497)
Total Utilities	704,283	586,910	615,698	(28,788)
Maintenance and Operations				
Salary and Benefits	1,428,969	1,190,808	1,041,246	149,562
Maintenance Materials	475,313	396,090	347,716	48,374
Maintenance Contract Costs	1,277,150	1,064,280	1,269,673	(205,393)
Sub-Total Maintenance Expenses	3,181,432	2,651,178	2,658,634	(7,456)
Total Protective Services	158,400	132,010	134,917	(2,907)
Total Insurance Expenses	526,397	438,690	505,021	(66,331)
Total General Expenses	327,476	272,910	245,557	27,353
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	169,701	141,410	161,005	(19,595)
Total Routine Operating Expenses	7,841,085	6,534,307	6,489,273	45,034
Cash Flow (Deficit) from Operations	(184,741)	(154,007)	(351,303)	(197,296)

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

*7 Fraud recovery - Frazier \$109K, Yamacraw \$37K, 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 Yamacraw - 19K legal costs in January

*11 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.

*12 \$177K Window screens for Yamacraw, \$130K Window boarding for Yamacraw, \$33K Wildlife control for Frazier, \$7.2K Brick Restoration - Frazier, \$166K Plumbing/drywall/kitchen repair for Frazier, \$14K Stillwell unforeseen building repair for PTAC damage

*13 Frazier \$25K, Stillwell \$8.5K personal injury losses, 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

01.31.2026

	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	468,080	542,226	74,146
Total Grant Revenue	1,826,098	1,521,760	1,406,959	(114,801)
Total Investment Revenue - Unrestricted	55,206	46,010	10,065	(35,945)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	3,927	3,280	114,126	110,846
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	2,446,926	2,039,130	2,073,376	34,246
Operating Expenses				
Administrative Expenses				
Salary and Benefits	273,453	227,887	256,187	(28,300)
Property Management Fees	173,016	144,180	150,761	(6,581)
Information Technology, Telephone & Equip	56,453	47,050	35,412	11,638
Consultant & Contracts	9,376	7,810	3,990	3,820
Office/ Misc Admin	81,304	67,750	41,778	25,972
Legal and Audit Costs	15,026	12,530	17,501	(4,971)
Sub-Total Administrative Expenses	608,628	507,207	505,630	1,577
Total Tenant Services	61,435	51,197	76,352	(25,155)
Total Utilities	259,781	216,480	216,793	(313)
Maintenance and Operations				
Salary and Benefits	464,208	386,840	356,521	30,319
Maintenance Materials	213,578	177,980	87,915	90,065
Maintenance Contract Costs	472,516	393,760	656,077	(262,317)
Sub-Total Maintenance Expenses	1,150,302	958,580	1,100,512	(141,932)
Total Protective Services	667	560	765	(205)
Total Insurance Expenses	147,643	123,040	162,244	(39,204)
Total General Expenses	119,012	99,180	178,486	(79,306)
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	68,888	57,410	65,208	(7,798)
Total Routine Operating Expenses	2,416,356	2,013,654	2,305,990	(292,336)
Cash Flow (Deficit) from Operations	30,570	25,476	(232,614)	(258,090)

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
 Unaudited
 Month Ending
 01.31.2026

	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	466,270	490,798	24,528
Total Grant Revenue	788,904	657,430	542,612	(114,818)
Total Investment Revenue - Unrestricted	31,813	26,520	7,450	(19,070)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	4,708	3,920	2,824	(1,096)
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	1,384,952	1,154,140	1,043,684	(110,456)
Operating Expenses				
Administrative Expenses				
Salary and Benefits	212,722	177,267	131,884	45,383
Property Management Fees	101,304	84,420	90,688	(6,268)
Information Technology, Telephone & Equip	27,103	22,577	19,384	3,193
Consultant & Contracts	5,432	4,530	2,325	2,205
Office/ Misc Admin	33,952	28,277	17,359	10,918
Legal and Audit Costs	13,027	10,840	18,629	(7,789)
Sub-Total Administrative Expenses	393,540	327,911	280,270	47,641
Total Tenant Services	49,948	41,648	48,649	(7,001)
Total Utilities	70,434	58,700	62,673	(3,973)
Maintenance and Operations				
Salary and Benefits	202,369	168,648	154,441	14,207
Maintenance Materials	56,189	46,820	20,040	26,780
Maintenance Contract Costs	304,424	253,670	247,748	5,922
Sub-Total Maintenance Expenses	562,982	469,138	422,228	46,910
Total Protective Services	800	670	183	487
Total Insurance Expenses	113,850	94,890	97,549	(2,659)
Total General Expenses	75,205	62,680	37,707	24,973
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	31,964	26,630	21,555	5,075
Total Routine Operating Expenses	1,298,723	1,082,267	970,815	111,452
Cash Flow (Deficit) from Operations	86,229	71,873	72,868	995

Housing Authority of Savannah
Budget to Actual Operating Statements

Draft
 Unaudited
 Month Ending
 01.31.2026

	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	483,040	464,826	(18,214)
Total Grant Revenue	1,144,056	953,380	771,493	(181,887)
Total Investment Revenue - Unrestricted	49,358	41,130	3,565	(37,565)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	111,869	93,230	28,244	(64,986)
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	1,884,951	1,570,780	1,268,128	(302,652)
Operating Expenses				
Administrative Expenses				
Salary and Benefits	452,967	377,490	219,072	158,418
Property Management Fees	163,428	136,190	140,851	(4,661)
Information Technology, Telephone & Equip	53,557	44,630	36,517	8,113
Consultant & Contracts	8,507	7,090	3,660	3,430
Office/ Misc Admin	59,308	49,427	34,870	14,557
Legal and Audit Costs	16,553	13,790	16,561	(2,771)
Sub-Total Administrative Expenses	754,320	628,617	451,531	177,086
Total Tenant Services	61,211	51,010	74,563	(23,553)
Total Utilities	167,450	139,540	136,640	2,900
Maintenance and Operations				
Salary and Benefits	383,205	319,340	259,130	60,210
Maintenance Materials	144,226	120,190	130,387	(10,197)
Maintenance Contract Costs	231,021	192,520	163,688	28,832
Sub-Total Maintenance Expenses	758,452	632,050	553,205	78,845
Total Protective Services	156,133	130,110	133,612	(3,502)
Total Insurance Expenses	143,184	119,320	130,871	(11,551)
Total General Expenses	54,901	45,750	6,848	38,902
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	609	510	388	122
Total Routine Operating Expenses	2,096,260	1,746,907	1,487,658	259,249
Cash Flow (Deficit) from Operations	(211,309)	(176,127)	(219,530)	(43,403)

Housing Authority of Savannah
Budget to Actual Operating Statements

Draft
 Unaudited
 Month Ending
 01.31.2026

	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	291,080	213,000	(78,080)
Total Grant Revenue	1,471,497	1,226,240	1,458,181	231,941
Total Investment Revenue - Unrestricted	73,680	61,400	27,762	(33,638)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	45,048	37,530	53,839	16,309
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	1,939,515	1,616,250	1,752,782	136,532
Operating Expenses				
Administrative Expenses				
Salary and Benefits	494,398	412,000	271,580	140,420
Property Management Fees	69,036	57,530	211,718	(154,188)
Information Technology, Telephone & Equip	69,928	58,280	48,900	9,380
Consultant & Contracts	12,451	10,380	5,401	4,980
Office/ Misc Admin	86,140	71,780	49,992	21,788
Legal and Audit Costs	37,120	30,940	47,368	(16,428)
Sub-Total Administrative Expenses	769,073	640,910	634,957	5,953
Total Tenant Services	75,241	62,699	96,488	(33,789)
Total Utilities	206,618	172,190	199,592	(27,402)
Maintenance and Operations				
Salary and Benefits	379,187	315,980	271,154	44,826
Maintenance Materials	61,320	51,100	109,374	(58,274)
Maintenance Contract Costs	269,189	224,330	202,160	22,170
Sub-Total Maintenance Expenses	709,696	591,410	582,689	8,721
Total Protective Services	800	670	356	314
Total Insurance Expenses	121,720	101,440	114,357	(12,917)
Total General Expenses	78,358	65,300	22,516	42,784
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	68,240	56,860	73,854	(16,994)
Total Routine Operating Expenses	2,029,746	1,691,479	1,724,809	(33,330)
Cash Flow (Deficit) from Operations	(90,231)	(75,229)	27,973	103,202

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
 Unaudited
 Month Ending
 01.31.2026

Business Activities - SCB Kayton	Annual Budget FY 2026	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
Operating Income				
Total Tenant Revenue	1,361,713	1,134,760	1,241,266	106,506
Total Grant Revenue	-	-	-	-
Total Investment Revenue - Unrestricted	1,249	1,040	857	(183)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	3,901	3,250	1,482	(1,768)
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	1,366,863	1,139,050	1,243,605	104,555
Operating Expenses				
Administrative Expenses				
Salary and Benefits	257,646	214,698	178,905	35,793
Property Management Fees	79,628	66,360	73,099	(6,739)
Information Technology, Telephone & Equip	12,924	10,760	23,951	(13,191)
Consultant & Contracts	12,138	10,110	1,134	8,976
Office/ Misc Admin	35,078	29,240	24,911	4,329
Legal and Audit Costs	9,622	8,020	12,348	(4,328)
Sub-Total Administrative Expenses	407,036	339,188	314,347	24,841
Total Tenant Services	21,498	17,900	22,348	(4,448)
Total Utilities	194,973	162,480	143,707	18,773
Maintenance and Operations				
Salary and Benefits	220,234	183,520	132,702	50,818
Maintenance Materials	94,812	79,010	140,833	(61,823)
Maintenance Contract Costs	326,873	272,380	298,294	(25,914)
Sub-Total Maintenance Expenses	641,919	534,910	571,829	(36,919)
Total Protective Services	392	330	1,381	(1,051)
Total Insurance Expenses	110,661	92,220	93,226	(1,006)
Total General Expenses	38,763	32,300	161,474	(129,174)
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	-	-	-	-
Total Routine Operating Expenses	1,415,242	1,179,328	1,308,312	(128,984)
Cash Flow (Deficit) from Operations	(48,379)	(40,278)	(64,708)	(24,430)

*15 Occupancy rate is exceeding budgeted projections

*16 Property management fees are directly tied to occupancy rate. Since the occupancy rate has outpaced projections, so have the associated fees.

*17 Yardi allocation higher than budgeted

*18 Appliance purchases and high spend on maintenance supplies as a result of a successful effort to increase occupancy.

*19 One time \$18K Pest Control invoice

*20 Bad Debt - Tenant Rent favorable \$17K, Annual Replacement Reserve accrual \$151K

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
 Unaudited
 Month Ending
 01.31.2026

Business Activities	Annual Budget FY 2026	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
Business Activities Income				
Total Tenant Revenue	-	-	(1,099)	(1,099)
Total Grant Revenue	-	-	-	-
Total Investment Revenue - Unrestricted	530,810	442,340	413,773	(28,567)
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	794,974	662,480	875,516	213,036
Total Property Management Fee Revenue	79,628	66,360	73,099	6,739
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	127,779	106,480	110,578	4,098
Total Operating Income	1,533,191	1,277,660	1,471,866	194,206
Operating Expenses				
Administrative Expenses				
Salary and Benefits	907,452	756,210	719,741	36,469
Property Management Fees	-	-	-	-
Information Technology, Telephone & Equip	20,374	16,978	17,767	(789)
Consultant & Contracts	5,000	4,170	2,150	2,020
Office/ Misc Admin	100,521	83,768	78,740	5,028
Legal and Audit Costs	32,293	26,910	55,124	(28,214)
Sub-Total Administrative Expenses	1,065,640	888,036	873,521	14,515
Total Tenant Services	4,000	3,330	-	3,330
Total Utilities	607	510	-	510
Maintenance and Operations				
Salary and Benefits	-	-	-	-
Maintenance Materials	4,943	4,120	24	4,096
Maintenance Contract Costs	72,314	60,260	61,066	(806)
Sub-Total Maintenance Expenses	77,257	64,380	61,090	3,290
Total Protective Services	-	-	-	-
Total Insurance Expenses	30,574	25,470	30,250	(4,780)
Total General Expenses	561	470	-	470
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	-	-	-	-
Total Routine Operating Expenses	1,178,639	982,196	964,861	17,335
Cash Flow (Deficit) from Operations	354,552	295,464	507,005	211,541

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

*22 \$36K of positive variance is due to early Bond Fund revenue, \$111K positive variance for Notes Rec Int Income for River Point, 42K Development Fee Income for Waters at Gateway 2024 Surplus Cash Distribution

*23 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

*24 \$5K Local Fund Liability Claim

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
 Unaudited
 Month Ending
 01.31.2026

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	167,500	176,662	9,162
HUD Operating Subsidies	3,037,125	2,552,020	2,945,003	392,983
Homeownership Admin Fee Income	9,000	7,500	-	(7,500) *25
Investment Revenue - Unrestricted	127,100	105,920	59,387	(46,533) *26
Fraud - Admin	30,200	25,170	2,405	(22,765) *27
Misc Income Account	300	250	582	332
Total HCV Administrative Income	3,404,721	2,858,360	3,184,038	325,678
HCV Admin Expenses				
Administrative Expenses				
Salary and Benefits	1,886,824	1,572,378	1,258,488	313,890
COCC Management Fees	435,573	362,980	361,392	1,588
Information Technology, Telephone & Equip	156,747	130,620	121,389	9,231
Consultant & Contracts	169,400	141,170	87,184	53,987 *28
Office/ Misc Admin	109,299	91,092	88,525	2,567
Legal and Audit Costs	55,070	45,890	44,906	984
Sub-Total Administrative Expenses	2,812,913	2,344,130	1,961,883	382,247
Total Tenant Services	10,021	8,350	6,701	1,649
Total Utilities	26,901	22,410	26,588	(4,178)
Total Maintenance and Operations	322,328	268,608	249,126	19,482 *29
Total Protective Services	4,195	3,496	-	3,496
Total Insurance Expenses	66,140	81,970	104,869	(22,899) *30
Total General Expenses	800	670	322	348
Total Interest Expense	-	-	-	-
Total Routine Operating Expenses	3,243,298	2,729,634	2,349,488	380,146
Cash Flow (Deficit) from Operations	161,423	128,726	834,551	705,825

*25 Coordinator has assisted in closing on approximately 8 homes in FY26. Expected to receive income once awarded.

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

*27 Expected to fall in line throughout year. Review of fraud discovery process occurring in HCV program

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

*29 Cleaning Fee to be reimbursed to the COCC before fiscal year end

*30 \$21K Liability insurance, resident personal injury loss

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
 Unaudited
 Month Ending
 01.31.2026

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		30,621,980	33,437,622	2,815,642
Fraud-HAP	30,200		25,170	6,950	(18,220)
FSS Forfeiture Income	3,800		3,170	28,226	25,056
Investment Income - Restricted	75		60	-	(60)
Total HCVP HAP Income	36,780,443		30,650,380	33,472,798	2,822,418
HAP Expenses					
Housing Assistance Payments	34,844,538		29,037,110	31,466,796	(2,429,686)
Utility Reimbursement Payments - URP	1,199,621		999,690	1,163,291	(163,293)
Port-Out HAP Payments	513,961		428,300	817,628	(389,328)
FSS Escrow Payments	222,323		185,270	252,815	(67,545)
Total Routine Operating Expenses	34,844,538		30,650,370	33,700,530	(3,049,852)
Cash Flow (Deficit) from Operations	1,935,905		10	(227,732)	(227,742)



Agenda Item No. 3 – *New Business*

OPERATING BUDGETS AND PERFORMANCE FUNDING SYSTEM CALCULATION OF OPERATING SUBSIDY FOR FISCAL YEAR ENDING MARCH 31, 2027

RECOMMENDED ACTION:

Adopt the following Board Resolution No. 03-26-01 and form HUD-52574, approving the submission of the April 1, 2026 through March 31, 2027 Operating Budgets, and authorize execution by the Chairwoman and Secretary.

BACKGROUND:

The Housing Authority of Savannah operates on a Fiscal Year basis, starting April 1 of each year and ending March 31 of the following year. Operating Budgets for each program are prepared in advance of the start of each new Fiscal Year for approval and adoption by the Board of Commissioners. Various HUD regulations and formula models are incorporated into the budgets. Also, revenue and expenditure forecasting are performed by using best practices of conservative accounting and historical data analysis. Budgets are prepared with participation and input from all levels of Agency Management. Budgets are prepared as a management tool and are not legally binding.

A budget workshop for the annual operating budgets for the fiscal year ending March 31, 2027 was held on Thursday, February 26, 2026.

ANALYSIS:

The budget represents all operating funds into separate budgets for each Public Housing Neighborhood (5), the Central Office Cost Center, the Housing Assistance Payments Fund(s) (3), SCB Kayton, LLC the Local Fund and the Local Bond Fund. Using input from all staff levels and departments, budgets are prepared in accordance with HUD regulations and guidelines.

COMMENTS:

None

LEGAL CONSIDERATIONS:

None

FINANCIAL CONSIDERATIONS:

The development of the budget and the budgeting process was reviewed with the Board at the workshop. If necessary, additional considerations will be provided by the Director of Finance at Wednesday's meeting.

BOARD CONSIDERATION AND ACTION:

The Board of Commissioners is considering the approval of the Operating Budgets for Fiscal Year Period April 1, 2026 through March 31, 2027.

The staff recommendation is to adopt the following Board Resolution 03-26-01, approving the submission of the April 1, 2026 through March 31, 2027 Operating Budgets, and to authorize execution by the Chairwoman.

RESOLUTION NO. 03-26-01

RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH APPROVING THE OPERATING BUDGETS FOR FYE 2027

WHEREAS, the staff of the Housing Authority of Savannah ("HAS") drafted operating budgets for the fiscal year beginning April 1, 2026 and ending March 31, 2027; and

WHEREAS, the HAS Board of Commissioners and staff held a special meeting to conduct a workshop regarding the proposed budgets on February 26, 2026; and

WHEREAS, the HAS Board of Commissioners has reviewed the proposed budgets and has found that the proposed budgets and operating reserves are sufficient to meet all proposed expenses and maintain operations for HAS during the fiscal period; and

WHEREAS, the HAS Board of Commissioners must authorize the Chairwoman to make the required certifications to the U.S. Department of Housing and Urban Development ("HUD"), on behalf of the Board of Commissioners on form HUD-52574;

NOW, THEREFORE, BE IT RESOLVED, that the HAS Board of Commissioners hereby adopts the Operating budgets for the fiscal year beginning April 1, 2026 and ending March 31, 2027; and

BE IT FURTHER RESOLVED, that the Chairwoman execute form HUD-52574 and all other all necessary certifications to HUD on behalf of the HAS Board of Commissioners .

ADOPTED by the Board of Commissioners this 4th day of March, 2026.

HOUSING AUTHORITY OF SAVANNAH

By: _____
Dr. M. Ann Levett, Chairwoman

ATTEST:

Evette Hester, Secretary

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget 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 for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: **Housing Authority of Savannah** PHA Code: **GA002**

PHA Fiscal Year Beginning **04/01/2026** Board Resolution Number: **03-26-01**

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

	<u>DATE</u>
<input checked="" type="checkbox"/> Operating Budget approved by Board resolution on:	03/04/2026
<input checked="" type="checkbox"/> Operating Budget submitted to HUD, if applicable, on:	03/04/2026
<input type="checkbox"/> Operating Budget revision approved by Board resolution on:	
<input type="checkbox"/> Operating Budget revision submitted to HUD, if applicable, on:	

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

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; 31 U.S.C. §3729, 3802).

Print Board Chairperson's Name:	Signature:	Date:
Dr. M. Ann Levett		03/04/2026



Agenda Item No. 4 – *New Business* Resolution to Award Contract for Comprehensive Applicant/Resident Screening Services

RECOMMENDED ACTION:

The Board of Commissioners is considering a resolution to award a contract for Comprehensive Applicant/Resident Screening Services to ONLINE Information Services, Inc.

BACKGROUND:

The Housing Authority of Savannah intends to enhance its Comprehensive Applicant/Resident Screening Services beyond those available via the HUD Enterprise Income Verification (EIV) System. A search process began during the 2025 fiscal year to identify the best overall services available.

During the search, ONLINE Information Services, Inc. was identified as the best overall service by staff members of the Finance Department, the Public Housing Program Department and the Housing Choice Voucher Department. Also, the Housing Authority of Savannah was able to locate and secure access to a fully procured and compliant contract, No. 250053-02 City of Tucson, via the Axia Cooperative Purchasing Program.

ANALYSIS:

The contract procurement documents have been reviewed by HAS and determined to be acceptable as an intergovernmental agency contract available for execution by the Housing Authority of Savannah as per 2 CFR 200.

The services provided will be on an as-needed basis and the costs of the services are estimated to approximate \$75,000 per year for Public Housing and \$130,000 per year for HCV and could on a cumulative total possibly exceed the Authority's Small Purchase Threshold of \$250,000. Contracts exceeding the Small Purchases Threshold of \$250,000 require Board of Commissioners approval.

LEGAL CONSIDERATIONS:

The Resolution for Contract Award has been reviewed and approved with no comments by HAS legal counsel.

FINANCIAL CONSIDERATIONS:

Funds will be provided through the specifically affected federal programs – PH, HCV, & RAD.

BOARD CONSIDERATION AND ACTION:

The Board of Commissioners is considering adoption of Board Resolution 03-26-02, approving the award of Comprehensive Applicant/Resident Screening Services.

RESOLUTION NO. 03-26-02

RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF COMMISSIONERS TO AWARD A CONTRACT FOR COMPREHENSIVE APPLICANT/RESIDENT SCREENING SERVICES

WHEREAS, The Housing Authority of Savannah intends to enhance its Comprehensive Applicant/Resident Screening Services beyond those available via the HUD Enterprise Income Verification (EIV) System; and

WHEREAS, an existing contract, #250053-02-Housing Program Employment Verification and Background Check Services with **ONLINE Information Services, Inc.**, was properly procured by the City of Tucson and is accessible through the Axia Cooperative Purchasing Program, in compliance with and encouraged by 2 CFR 200 as an intergovernmental agency contract; and

WHEREAS, the existing contract, 250053-02, with the City of Tucson has an effective date of 11/07/2025 expiring 11/06/2026, with 4 additional 1-year options to renew through 11/06/2030; and

WHEREAS, Pricing for various the screening reports, pulled on an **as-needed basis** with no guarantee minimum or maximum amount are as follows;

Pricing for Axia Cooperative Purchasing Program:

Credit: \$4.95

Enhanced Criminal: \$15.95

Comprehensive Criminal: \$21.95

Eviction: \$4.50

Verification of Income*:

Experian Verify: \$29 per report

Equifax Social Services Verification (The Work Number):

\$46 per employer - first employer, \$44 per employer for each additional employer.

*Reports are available as standalone or via waterfall process.

WHEREAS, the Housing Authority of Savannah Public Housing and HCV programs estimate costs could approximate \$75,000 per year for Public Housing and \$130,000 per year for HCV, and;

WHEREAS, these estimates on a cumulative total contract award could possibly exceed the Authority's Small Purchase Threshold of \$250,000,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of HAS hereby recognizes and approves the use of contract #250053-02 - **Housing Program Employment Verification and Background Check Services**, with **ONLINE Information Services, Inc.**, as awarded by the City of Tucson, as an intergovernmental agency contract, and;

BE IT FURTHER RESOLVED that the Executive Director has the power to execute the contract as approved

ADOPTED by the Board of Commissioners this 4th day March, 2026.

HOUSING AUTHORITY OF SAVANNAH

By: _____
Dr. M. Ann Levett, Chairwoman

ATTEST:

Evette Hester, Secretary



Agenda Item No. 5 – *New Business*
BOARD OF COMMISSIONERS SUPPORT FOR
DEMOLITION OF YAMACRAW VILLAGE

BOARD CONSIDERATION AND ACTION:

The following Board Resolution No. 03-26-03 expressing support for the demolition/disposition is offered for your review and consideration.

RESOLUTION NO. 03-26-03

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF SAVANNAH
IN SUPPORT OF THE DEMOLITION AND REDEVELOPMENT OF YAMACRAW VILLAGE**

WHEREAS, Yamacraw Village, constructed in 1941, has provided housing to generations of Savannah families and holds an important place in the history of the City of Savannah; and

WHEREAS, after more than eighty years of continuous use, the existing structures at Yamacraw Village have significantly deteriorated and no longer meet modern safety standards, or contemporary expectations for quality housing; and

WHEREAS, comprehensive physical needs assessments and financial analyses have confirmed that rehabilitation of the existing buildings is not feasible, as the cost of renovation would exceed the cost of new construction and available federal funding sources do not support renovation at the scale required; and

WHEREAS, demolition of the existing structures will allow the Housing Authority of Savannah ("HAS") to move forward with a sustainable, mixed-income, mixed-use redevelopment that reflects best practices in modern community planning; and

WHEREAS, the proposed redevelopment will include affordable housing units, workforce and market-rate housing, opportunities for homeownership, and essential community amenities designed to promote economic vitality, neighborhood integration, and long-term stability; and

WHEREAS, HAS is committed to ensuring that, upon completion of redevelopment, all current residents will have access to affordable housing units for which they qualify under U.S. Department of Housing and Urban Development (HUD) guidelines, consistent with applicable funding requirements; and

WHEREAS, HAS remains dedicated to working closely with residents throughout the transition process to provide clear communication, supportive relocation assistance, and a defined pathway to return;

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

1. The Board fully supports the demolition of Yamacraw Village as a necessary and forward-looking step toward rebuilding a safer, modern community for Savannah families.
2. The Board affirms its commitment to a high-quality redevelopment that honors the legacy of Yamacraw Village while creating safe, sustainable, and vibrant housing opportunities for current and future residents.
3. The Board directs HAS staff to proceed with all required applications, approvals, resident engagement efforts, and implementation steps necessary to advance the demolition and redevelopment plan in accordance with HUD regulations and applicable law.

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

ADOPTED by the Board of Commissioners this 4th day of March, 2026.

HOUSING AUTHORITY OF SAVANNAH

By: _____
Dr. M. Ann Levett, Chairwoman

ATTEST:

Evette Hester, Secretary