



June 9, 2026

Board of Commissioners Rescheduled Regular Meeting

BOARD OF COMMISSIONERS

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

Mr. Edward Gresham, *Vice Chairman*
Term Expires: 01/04/2031

Mr. Michael Holland
Term Expires: 01/04/2027

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

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

RESIDENT ADVISORS

Ms. Deborah Bulloch
Term Expired: 05/14/2026

Ms. Sophia Perry
Term Expired: 05/14/2026

Ms. Evette Hester, Executive Director



TENTATIVE AGENDA

RESCHEDULED REGULAR BOARD OF COMMISSIONERS MEETING

Tuesday, June 9, 2026, 2:30 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 May 13, 2026 Regular Meeting, May 19, 2026 Special Meeting, and May 19, 2026 Postponed Annual 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. Comments from Commissioners Dr. M. Ann Levett, Chairwoman

4. 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
- Dr. Jesseca Lightbourne, Director of Real Estate Development and Preservation
- Renay Malone, Interim Director of Assisted Housing Programs
- 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 May 13, 2026 Regular Meeting, May 19, 2026 Special Meeting, and May 19, 2026 Postponed Annual 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 May 13, 2026 regular meeting, May 19, 2026 special meeting, and May 19, 2026 postponed annual 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
May 13, 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 beginning at approximately 12:15 p.m. on Wednesday, May 13, 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
 Edward Gresham, Vice Chairman
 Happi Peavey-Guzman
 Michael Holland
 Dr. Kenneth Zapp

Absent: None

Also present were Executive Director Evette Hester, Chief Communications Officer Calandra Corder, 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, Director of Real Estate Development and Preservation Dr. Jesseca Lightbourne, Management Analyst Tammy Brawner, Resident Advisor Deborah Bulloch, and Resident Advisor Sophia Perry. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP, Attorney David Sunshine Hamburger of Georgia Legal Servies and numerous community members were also in attendance.

APPROVAL OF CONSENT AGENDA

The Consent Agenda included the minutes of the April 8, 2026 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 Peavey-Guzman seconded the motion, and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Prior to delivering her report, Ms. Hester acknowledged the large number in the audience, expressing appreciation for so many showing an interest in affordable housing.

Executive Report highlights included:

- Sadly, there was a recent fire at Simon Frazier Homes; families had to be relocated, and long-term accommodation is being secured.
- Ms. Hester provided a report on Yamacraw Village. A community meeting was held on April 23, 2026 with about fifteen participants. The demolition/disposition application is still pending with HUD. A Request for Qualifications has been issued for a Master Developer, which will be a lengthy process. Many submissions were received, and interviews will begin in the next 30-45 days.

Ms. Hester also addressed and sought to dispel rumors and untruths being shared widely.

1. A minimum of 100 deeply affordable housing units will be returned onsite.
2. No family living at Yamacraw Village will be displaced. Vouchers, all moving costs, and resources will be provided for relocation and services.
3. Yamacraw Village residents will have a right to return with screening requirements that residents have indicated that they agree with
4. The Housing Authority of Savannah's relocation plan is consistent with all laws and HUD regulations
5. Ms. Hester outlined reasoning for the pathway chosen to submit a Section 18 demolition application versus a RAD/Section 18 blend

At approximately 12:27 p.m., Ms. Hester asked if any residents of Yamacraw Village were in attendance. No residents were present and at this point an audience member began to shout comments regarding the meeting time. The Chairwoman called for order, and the disruption subsided.

Ms. Hester acknowledged Resident Advisor Sophia Perry, who is a former resident of Yamacraw Village. Ms. Hester assured the Board that the residents of Yamacraw Village are ready to move and for the application to move forward. Ms. Hester was interrupted by an audience member and Chairwoman Levett called for order.

Commissioner Gresham then asked Ms. Hester why she was sure of the residents' desire to move from Yamacraw. Ms. Hester spoke about the HAS resident services staff that are divided into "Navigator" teams that are working closely with each individual family that know the sentiments in the community. Commissioner Gresham also inquired about the impact on resources as delays continued and Ms. Hester spoke about those impacts, and the need to get the Yamacraw Village residents into better accommodations.

Ms. Perry then spoke about her experience of living in Yamacraw Village and her desire for the process to move forward. Ms. Hester then moved forward with her report.

- The Housing Authority of Savannah has a new logo which was displayed and an update was provided on the timeline for the launch of the new website.
- HAS recently submitted a Capital Fund At Risk Grant application for Simon Frazier Homes for capital improvements

At the conclusion of the report, Chairwoman Levett thanked Ms. Hester for the information and for sharing facts to community. Chairwoman Levett encouraged anyone who had questions or wanted to speak further, to talk with Ms. Hester at the conclusion of the meeting.

Commissioner Gresham expressed his appreciation for the community attending and their passion and indicated he wanted to make sure that they had factual information and encouraged them to continue to show up.

At approximately 12:39 p.m., Attorney David Sunshine Hamburger of Georgia Legal Services stood up and stated that it was with apologies to the Board that he was rising to speak. Chairwoman Levett asked him to not interrupt the meeting. Mr. Hamburger continued and audience members began shouting for him to be allowed to speak. Chairwoman Levett again asked for Mr. Hamburger to not interrupt the meeting. He continued and audience members began to applaud and speak out of turn.

After attempting to restore order and being unable to continue, Chairwoman Levett and the other Commissioners abandoned the meeting at approximately 12:41 p.m.

UNFINISHED BUSINESS

Due to the early closure of the meeting, the agenda items for the review and adoption of the Section 8 Management Assessment Certification (SEMAP) for Fiscal Year End 03/31/2025 and for Executive Session to discuss matters of real estate and litigation will be deferred until a later date.

Secretary

ATTEST:

Chairwoman

Approval Date: June 9, 2026

SPECIAL MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
May 19, 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 beginning at approximately 1:00 p.m. on Tuesday, May 19, 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
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, Director of Real Estate Development and Preservation Dr. Jesseca Lightbourne, Management Analyst Tammy Brawner, and Resident Advisor Deborah Bulloch. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP, and Attorney Bill Broker and Attorney David Sunshine Hamburger of Georgia Legal Servies were also in attendance.

EXECUTIVE SESSION

At 1:00 p.m., Commissioner Gresham made a motion, seconded by Commissioner Peavey-Guzman, to enter Executive Session to discuss a real estate matter. The affidavit of Chairwoman Dr. M. Ann Levett, the presiding officer, is attached to these minutes and made a part hereof. At 2:15 p.m., the Board of Commissioners returned to open session. All attendees except Attorney Broker and Attorney Hamburger were present.

ADOPTION OF SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION

Executive Director Evette Hester explained that housing authorities are graded by HUD on their Housing Choice Voucher Program’s performance. By using the Section 8 Management Assessment Program (SEMAP), HUD can assess the Housing Authority’s performance based on fourteen indicators that show whether or not families are being assisted according to federal regulations. This information is electronically submitted to HUD on Form HUD-52648 on an annual basis.

Commissioner Zapp made a motion to approve the Section 8 Management Assessment Program Certification and to authorize the Chairwoman and Executive Director to execute the form, and accompanying Board Resolution No. 05-26-01. Commissioner Peavey-Guzman seconded the motion and it was unanimously approved.

There being no further business, the Chairwoman called for a motion to close the meeting. The motion to close was made by Commissioner Holland and seconded by Commissioner Zapp. The Chairwoman adjourned the meeting at 2:30 p.m.

Secretary

ATTEST:

Chairwoman

Approval Date: June 9, 2026

**POSTPONED ANNUAL MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
May 19, 2026**

The Board of Commissioners of the Housing Authority of Savannah met in postponed annual session at the office of the Housing Authority of Savannah, 1407 Wheaton Street – Building B beginning at approximately 2:30 p.m. on Tuesday, May 19, 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
 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, Director of Real Estate Development and Preservation Dr. Jesseca Lightbourne, Management Analyst Tammy Brawner, and Resident Advisor Deborah Bulloch. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP was also in attendance.

ELECTION OF OFFICERS

The Chairwoman stated that the election of officers was in order and called for nominations. (In accordance with the By-Laws of the Housing Authority of Savannah, the Executive Director serves as Secretary to the Board of Commissioners.)

CHAIRPERSON

Commissioner Gresham nominated Dr. M. Ann Levett as Chairwoman. Nominations were then closed.

VICE CHAIRPERSON

Commissioner Holland nominated Edward Gresham as Vice Chairman. Nominations were then closed.

TREASURER

Commissioner Levett nominated Director of Finance Robert Faircloth to serve as Treasurer. Nominations were then closed.

ASSISTANT SECRETARY

Commissioner Levett nominated Management Analyst Tammy Brawner to serve as Assistant Secretary. Nominations were then closed.

Commissioner Gresham made a motion, seconded by Commissioner Holland, that all nominations be confirmed. The motion was unanimously approved.

There being no further business, the Chairwoman adjourned the meeting at 2:36 p.m.

Secretary

ATTEST:

Chairwoman

Approval Date: June 9, 2026

Consent Agenda Item (A)

RESIDENT SERVICES

IGNITE Scholars Recognized with Historic Opportunity at Savannah Steel Game

The Housing Authority of Savannah (HAS) proudly recognized its IGNITE Scholars for their academic dedication and achievement through a unique and memorable experience at the Savannah Steel game on May 24, 2026. As part of this special recognition, scholars were invited to attend the game and were given the extraordinary opportunity to perform “God Bless America” at center court prior to tip-off.



This experience was made even more memorable through the generous support of Campbell and Sons Funeral Home, who ensured our scholars were treated like celebrities by providing transportation in two stretch limousines. This thoughtful gesture elevated the experience, creating a sense of excitement, pride, and recognition for the students as they arrived in style for this once-in-a-lifetime opportunity.

The IGNITE Scholars Program continues to serve as a vital initiative that encourages academic excellence among youth residents by recognizing consistent effort, growth, and achievement in school. Providing scholars with a platform to be recognized publicly reinforces the value of education and inspires continued academic engagement and personal growth. It also highlights the importance of



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.

community partnerships in creating impactful experiences for our youth.

HAS Empowers Residents Through Homeownership 101 Educational Initiative



The Housing Authority of Savannah (HAS) hosted its Homeownership 101 event, engaging 28 residents in a focused effort to build pathways toward long-term stability and economic mobility. The session provided essential guidance on credit readiness, financial planning, and the homebuying process, equipping participants with the tools needed to pursue homeownership with confidence.

This initiative is significant in that it supports residents beyond immediate housing needs by promoting generational wealth-building and self-sufficiency. By increasing access to practical knowledge and resources, HAS continues to empower residents to make informed decisions that strengthen both individual households and the broader community.

HAS extends its appreciation to all participants and partners who contributed to the success of this event, as well as to the residents whose commitment to personal and financial growth makes initiatives like this impactful.

HAS Ensures Equitable Access to Voting Through Senior Transportation Initiative

On May 19, 2026, the Housing Authority of Savannah (HAS), through a strategic partnership with a local organization, ensured that senior residents were able to exercise their right to vote by removing transportation as a barrier. This initiative provided reliable access to polling locations, reinforcing HAS’s commitment to equity, civic engagement, and resident support.

The significance of this effort reflects a commitment to preserving the dignity and voice of senior residents by enabling full participation in the democratic process. By prioritizing access, HAS empowered residents to remain engaged in their communities and to have their voices heard.



HAS FSS Orientation Drives Resident Engagement and Enrollment



The Housing Authority of Savannah (HAS) hosted a well-attended Family Self-Sufficiency (FSS) Orientation, designed to introduce residents to opportunities for economic advancement and long-term financial stability. As a result of this engagement, 11 residents completed applications for enrollment, demonstrating strong interest and readiness to participate in the program.

Consent Agenda Item (C) Property Management Report

The Housing Authority of Savannah (HAS) manages a total of six properties, among which five are conventional public housing properties (Yamacraw Village, Frazier Homes, Stillwell Towers, Patterson Terrace and Single-Family Homes) and one is a Project-Based Voucher (PBV) property converted through the Rental Assistance Demonstration Program (Kayton Homes). Table 1 below provides information on current occupancy, collections, recertifications, evictions and work order management for these properties. These six properties managed by HAS have a combined total of 1,061 units that are set aside for families with incomes at or below 60% of the Area Median Income (AMI).

Residents of HAS-managed properties are selected based on program-specific eligibility criteria, after applying and joining a waitlist. As of April 30, 2026, there are 3,624 applicants in the general Public Housing waitlist, 755 applicants in the waitlist for Stillwell Towers (specific to senior and disabled persons), and 1,318 applicants in the PBV-specific waitlist for Kayton Homes. All public housing and PBV waiting list are currently closed. There were no applicant interviews were conducted by the HAS Occupancy team last month to ensure applicants are screened and offered units of proper size.

A total of 231 public housing units are under modernization status in the Inventory Management System of the U.S. Housing and Urban Development Department (HUD) due to administrative use, ongoing renovations or planned demolition. These vacancies do not count against HAS's overall occupancy rate.

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: April 2026

	Yamacraw Village	Frazier Homes	Stillwell Towers	Patterson Terrace	Single Family Homes	Kayton Homes
Total units	315	236	211	76	60	163
Total units occupied	85	212	206	72	60	156
Total units vacant	230	24	5	4	0	7
HUD approved Mod units	226	3	0	0	0	0
HUD approved Non-dwelling units	0	0	1	0	0	1
Adjusted Occupancy rate	100.0%	90.0%	97.6%	94.7%	100.0%	95.7%
Average Turnaround time (Make-Ready / days)	n/a	59	7	17	4	73
II. Rent Collection						
Current month rent billed	20,961.00	64,270.53	44,877.00	21,280.00	26,775.00	122,370.00
Current month rent collected	16,810.36	41,568.71	45,623.00	19,419.00	23,630.02	117,782.79
Collection rate	80%	65%	102%	91%	88%	96%
YTD Rents billed	20,961.00	64,270.53	44,877.00	21,280.00	26,775.00	122,370.00
YTD Rents collected	16,810.25	41,568.71	45,623.00	19,419.00	23,630.02	117,782.79
YTD collection rate	80%	65%	102%	91%	88%	96%
Current month Tenant Accounts Receivable (TARs) due	23,490.26	75,890.86	46,626.00	22,362.65	28,700.03	133,229.60
Current month TARs collected	16,948.39	44,560.48	46,497.60	18,895.25	24,512.50	120,847.66
TARs collection rate	72%	59%	100%	84%	85%	90.7%
III. Move-ins / Move-outs						
Move-ins	0	4	4	1	0	1
Move-outs	1	7	1	0	1	3
Variance	-1	-3	3	1	-1	-2
IV. Recertification						
Monthly recertifications due reporting month	9	18	24	9	4	18
Monthly recertifications completed	9	17	24	9	4	18
Total pending recertifications	0	1	0	0	0	0
V. Evictions						
Total monthly evictions	0	4	0	0	0	2
Evictions for non-payment of rent	0	4	0	0	0	0
Other evictions	0	0	0	0	0	2
VI. Work orders						
Emergency work orders issued	17	56	0	3	2	30
Emergency work orders completed	17	56	0	3	2	30
Routine work orders issued	39	73	59	29	39	69
Routine work orders completed	27	53	58	26	37	69
Incomplete work orders	12	20	1	3	2	0

Consent Agenda Item (D)

HOUSING CHOICE VOUCHER PROGRAM

As of May 1, 2026, the total leased Vouchers are 3,058. 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 2/01/2026	No. Leased 3/01/2026	No. Leased 4/01/2026	No. Available
SPC	112	111	110	107	5
Mod Rehab	20	16	14	15	5
Vouchers	2753	2239	2265	2207	546
Portables	-	55	55	60	-
VASH	137	119	120	117	20
HCV PBV	271	244	240	246	25
RADPBV	330	303	306	306	24
TOTAL	3623	3087	3110	3058	625

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: 82

Rental Assistance Demonstration PBV

SCB Kayton: 1315

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 (F)

FINANCE

BUDGET-VS-ACTUAL REPORT

PERIOD ENDING 4/30/2026

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 APRIL 2026

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 43,073.
 - Capital Fund Administration fees have not yet been drawn down for posting to the COCC.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 38,715.
- The Property reports a cumulative loss of \$ 978, tracking over budget by \$ 4,357.

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 APRIL 2026

Analysis & Comments

- Grant Revenues from Capital Funds have yet to be requested/received from HUD. Also, Capital Fund Grants related to Management Improvements will 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 \$ 132,681.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 88,313.

Reports a cumulative loss of \$ 42,369, tracking over budget by \$ 44,368.

BUSINESS ACTIVITIES – SCB KAYTON FOR YEAR TO DATE APRIL 2026

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 3,253.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 2,514.

Reports a cumulative surplus of \$ 16,874, tracking over budget by \$ 740.

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

BUSINESS ACTIVITIES FOR YEAR TO DATE APRIL 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 \$ 36,495.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 53,350.

Reports a cumulative surplus of \$ 106,577, tracking under budget by \$ 89,845.

HOUSING ASSISTANCE PAYMENTS PROGRAMS FOR YEAR TO DATE APRIL 2026

Housing Choice Voucher Program(including SRO and SPC)

- 1) The Administrative Section is reporting a cumulative surplus of \$ 144,568 , tracking under budget by \$ 117,730.
- 2) HAP Expenses are \$ 3,382,912 year to date. The Program Section reports a cumulative surplus of \$ 40,274. Program Revenues minus Program HAP Costs are expected to break even by the fiscal year end.

Consent Agenda Item (E)

Real Estate Development Report

I. Preservation and Modernization

FRAZIER HOMES: PRESERVATION EFFORTS

Pioneer Construction Inc. has completed the breezeway at Building 1A and has begun construction activities at Building 1B. Photos of the final product are attached for reference.

Frazier Homes is slated for upcoming breezeway and accessibility improvements. In July 2024, HAS applied to HUD’s Capital at Risk Grant Program, seeking an additional \$3 million capital fund award to support the cost of these breezeway improvements. 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, and the contract was executed on April 27, 2026. Formal notification was distributed to residents at Frazier Homes on Wednesday, March 18, 2026. All-resident meetings were held on Thursday, March 26, 2026, at 10:00 a.m. and 5:15 p.m. to inform residents about temporary relocation requirements, construction days and times, and safety measures that will be in place during the project.

The relocation process at Frazier Homes has proceeded with little to no issues. Residents have expressed satisfaction with the improvements, with several noting that the new breezeway “looks better” and enhances the overall appearance and accessibility of their building.

Residents will continue to be notified one week prior to their scheduled relocation date to allow appropriate time for packing and preparation.



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.

KAYTON HOMES: COMMUNITY GARDEN

The Housing Authority of Savannah (HAS) continues to prioritize safe, healthy, and well-maintained housing at Kayton Homes in Savannah, GA. As of March 2026, St. Philips AME Church is partnering with HAS to develop a community garden aimed at promoting food access, community engagement, and sustainable practices. The proposed site, located behind the Kayton Management Building, includes an adjacent basketball court that may require refurbishment as part of the project scope.

HAS staff are currently in the initial phase of the project and have begun preliminary site assessments to determine whether the land is suitable for gardening, including evaluation of soil quality, drainage, and sunlight exposure. In addition, the Real Estate Development and Preservation team held a virtual stakeholder meeting on Tuesday, May 12, 2026, to discuss project goals, gather input, and coordinate next steps.

In areas identified as food deserts, community gardens can improve access to fresh, affordable produce, reducing reliance on processed foods. They also foster social connection and support environmentally sustainable practices. If deemed feasible, this project has the potential to enhance both resident well-being and neighborhood cohesion.

HAS and St. Philip AME church are strengthening partnerships with the City of Savannah, Keep Savannah Beautiful, Savannah State University, Mixed Greens nonprofit, and Savannah College of Art and Design.

FRIENDS OF URBAN NATURE (FUN): MLK CORRIDOR IMPROVEMENT GRANT

HAS provided a letter of support in March 2026 to formalize collaboration with FUN to enhance the external environment of the Frazier and Kayton communities. These improvements are centered on creating a more vibrant, safe, and engaging space for residents through initiatives such as public art, litter reduction, enhanced waste management infrastructure, landscaping, and the development of play and gathering spaces, with the potential for a community garden. As a result of the application FUN was **awarded \$20,000** for the following:

- Installation of playground features (e.g., swing sets, estimated \$3,000–\$5,000)
- Interactive and sensory play surfaces for children
- Basketball court improvements (new backboards and repainting goal posts)
- Public art and mural installations along Kayton Gym

In addition, FUN is planning up to five (5) community engagement events, which may include:

- Food-supported gatherings with music and supplies
- A potential food drive or giveaway
- Two community clean-up initiatives
- Collaboration with Keep America Beautiful on infrastructure enhancements
- Development of a dumpster enclosure to improve waste management

This is a multi-department collaborative initiative amongst the following HAS departments: Department of Property Management, Department of Resident Services, and the Real Estate Development and Preservation. FUN is also willing to partner with the Kayton community garden project as well with financial assistance and ongoing volunteers.

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.

Work in the last phase 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.



Image from Stillwell Towers Accessibility Improvement

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 05/29/2026		Current Expended 05/29/2026	
				% Obligated	Change	% Expended	Change
2018	5/28/2025	8/31/2026	\$ 3,702,214	100%	0.00%	\$ 2,379,020	64%
2020	3/25/2024	3/25/2026	\$ 2,967,451	100%	0.00%	\$ 2,967,451	100%
2022	5/11/2024	5/11/2026	\$ 2,770,794	100%	0.00%	\$ 2,498,354	90%
2023	2/16/2025	2/16/2027	\$ 2,803,458	92%	7.72%	\$ 2,483,222	88%
2024	11/5/2027	5/5/2028	\$ 2,916,273	35%	65.00%	\$ 1,048,538	35%
2025	5/12/2027	5/12/2029	\$ 2,986,649	35%	100.00%	\$ 1,045,327	35%
Totals			\$ 18,146,839	78%	28.10%	\$ 12,421,912	68%
							32%

Table 1: Active Capital Fund Grants

The 2020 grant has been fully disbursed, achieving 100% expenditure. The 2022 grant has been fully disbursed, achieving 100% expenditure. The 2023 grant is nearing full disbursement, currently at 92%, and is on track for completion. Grant 2024 obligation extension deadline has been approved to November 5, 2027, which is 18 months from the original Obligation Deadline of May 5, 2026 deadline. The Yamacraw demolition and relocation are the expected contracts pending solicitation, award, and LOCCS obligation. Demolition approval from HUD for Yamacraw is needed to move forward with the demolition contract solicitation/award.

As of May 30, 2026, grants from 2018 through 2023 are fully obligated, with expenditure progress varying by grant year. The 2018 grant is 64% expended, and remains within its expenditure period ending August 2026. The 2023 grant is 92% obligated and 88% expended, showing strong progress toward full utilization. Total portfolio performance reflects 78% obligated and 6% expended across all active grants.

These are ongoing modernization projects at HAS public housing properties:

Capital Improvement Project	Scope	Contract Amount (includes change orders, if any)	Contract Execution	Estimated Completion
Accessibility Improvements	Accessibility Improvements at Stillwell Towers, Patterson Terrace and Single Family Homes	\$1,272,659	August 19, 2025	June 2026
Breezeway Demolition	Conducting breezeway modifications for 49 breezeways for the 236 units at Simon Frazier Homes	\$2,926,211	March 3, 2026	April 2027

Table 2: Capital Improvement Project

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 Friday, February 27, 2026, the Request for Qualifications (RFQ) for the Master Developer of Yamacraw Village officially closed. In response, a total of 14 proposals met the initial review criteria for completeness and demonstrated financial capacity.

A representative evaluation committee will now conduct a comprehensive review and scoring of each submission. The strong level of participation underscores both the importance of the Yamacraw Village site and the confidence in HAS's vision to redevelop the property into a revitalized, mixed-income community that effectively serves current and future residents.

Based on the established procurement timeline, HAS anticipates selecting a Master Developer by July 2026. This milestone marks a significant step in advancing a competitive, high-quality redevelopment process aligned with HAS's long-term strategic objectives.

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 Thursday, May 28, 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. Yamacraw Residents made statements to a board member of YRC and their legal counsel that the current residents do not feel their voices are being represented. HAS strongly encouraged residents to attend HAS Board meetings and meetings held by YRC to ensure their voices are being heard.

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.

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Central Office Cost Center (COCC)	Annual Budget FY 2027	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
COCC Income				
Total Tenant Revenue	-	-	-	-
Total Grant Revenue	447,997	37,333	-	(37,333) *1
Total Investment Revenue - Unrestricted	8,781	732	1,686	954
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	87,077	7,256	635	(6,621) *2
Total Property Management Fee Revenue	1,137,720	94,810	94,603	(207)
Total Bookkeeping Fee Revenue	342,344	28,529	28,673	144
Total Asset Management Fee Revenue	110,160	9,180	9,170	(10)
Total Operating Income	2,134,079	177,840	134,767	(43,073)
Operating Expenses				
Administrative Expenses				
Salary and Benefits	1,604,550	133,714	113,237	20,477
Information Technology, Telephone & Equip	42,835	3,570	2,425	1,145
Consultant & Contracts	27,000	2,250	-	2,250
Office/ Misc Admin	162,610	13,465	4,051	9,501 *3
Legal and Audit Costs	18,196	1,604	1,144	373
Sub-Total Administrative Expenses	1,855,191	154,603	120,857	33,746
Total Tenant Services	-	-	-	-
Total Utilities	58,971	4,915	3,948	967
Maintenance and Operations				
Salary and Benefits	55,725	4,644	4,204	440
Maintenance Materials	20,526	1,709	543	1,166
Maintenance Contract Costs	48,873	4,071	3,143	928
Sub-Total Maintenance Expenses	125,124	10,424	7,890	2,534
Total Protective Services	-	-	-	-
Total Insurance Expenses	54,222	4,519	3,050	1,469
Total General Expenses	-	-	-	-
Total Interest Expense	-	-	-	-
Total Housing Assistance Payments	-	-	-	-
Total Routine Operating Expenses	2,093,508	174,461	135,746	38,715
Cash Flow (Deficit) from Operations	40,571	3,379	(978)	(4,357)

*1 CFP 24 - Capital Fund 1410(Admin) Management Fee Income - not yet drawn down for FY27

*2 HAPI+HARRG Dividends expected to be received next month

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

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Consolidated Public Housing	Annual Budget FY 2027	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
Operating Income				
Total Tenant Revenue	1,937,488	161,461	182,779	21,318
Total Grant Revenue	6,117,072	509,756	359,188	(150,568) *4
Total Investment Revenue - Unrestricted	2,500	210	4,305	4,095
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	223,558	18,632	11,107	(7,525) *6
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	8,280,618	690,059	557,378	(132,681)
Operating Expenses				
Administrative Expenses				
Salary and Benefits	1,285,547	107,129	75,195	31,934
Property Management Fees	716,088	59,674	59,191	483
Information Technology, Telephone & Equip	246,002	20,504	12,549	7,955
Consultant & Contracts	34,319	2,860	-	2,860
Office/ Misc Admin	149,042	12,422	8,694	3,728
Legal and Audit Costs	87,565	7,298	17,551	(10,253) *7
Sub-Total Administrative Expenses	2,518,563	209,887	173,181	36,706
Total Tenant Services	652,442	54,377	36,108	18,269
Total Utilities	777,499	64,792	55,397	9,395
Maintenance and Operations				
Salary and Benefits	1,510,477	125,879	108,988	16,891
Maintenance Materials	329,238	27,437	28,815	(1,378)
Maintenance Contract Costs	1,258,230	104,855	89,511	15,344
Sub-Total Maintenance Expenses	3,097,945	258,171	227,314	30,857
Total Protective Services	161,600	13,466	12,926	540
Total Insurance Expenses	596,507	49,710	60,237	(10,527) *8
Total General Expenses	280,702	23,392	22,608	784
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	171,175	14,265	11,976	2,289
Total Routine Operating Expenses	8,256,433	688,060	599,747	88,313
Cash Flow (Deficit) from Operations	24,185	1,999	(42,369)	(44,368)

*4 No Capital Fund drawdowns completed yet for BLI 1406 and 1408

*5 New HUD regulations dictate we return all investment income over \$500 per property for Public Housing. At year-end a transfer of excess income will be made to HUD.

*6 Stillwell - \$10.7K of negative variance is due to expected cell phone tower income yet to be received

*7 Yamacraw - \$7.8K Yamacraw Redevelopment

*8 Stillwell - \$15.5K Liability Legal Defense

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	Annual Budget FY 2027	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
PH - AMP2 - Frazier Homes				
<u>Operating Income</u>				
Total Tenant Revenue	683,827	56,987	66,675	9,688
Total Grant Revenue	2,091,032	174,252	111,539	(62,713)
Total Investment Revenue - Unrestricted	500	42	859	817
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	13,948	1,162	7,514	6,352
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	2,789,307	232,443	186,586	(45,857)
<u>Operating Expenses</u>				
Administrative Expenses				
Salary and Benefits	358,987	29,916	21,302	8,614
Property Management Fees	180,696	15,058	15,001	57
Information Technology, Telephone & Equip	70,652	5,888	3,308	2,580
Consultant & Contracts	12,017	1,001	-	1,001
Office/ Misc Admin	46,252	3,853	1,959	1,894
Legal and Audit Costs	22,015	1,835	1,378	457
Sub-Total Administrative Expenses	690,619	57,551	42,949	14,602
Total Tenant Services	195,044	16,254	9,468	6,786
Total Utilities	285,050	23,754	24,850	(1,096)
Maintenance and Operations				
Salary and Benefits	615,868	51,324	44,561	6,763
Maintenance Materials	120,416	10,035	15,808	(5,773)
Maintenance Contract Costs	539,645	44,970	47,373	(2,403)
Sub-Total Maintenance Expenses	1,275,929	106,329	107,743	(1,414)
Total Protective Services	667	56	-	56
Total Insurance Expenses	173,204	14,434	13,935	499
Total General Expenses	102,990	8,582	22,628	(14,046)
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	78,755	6,563	4,453	2,110
Total Routine Operating Expenses	2,802,258	233,523	226,025	7,498
Cash Flow (Deficit) from Operations	(12,951)	(1,080)	(39,439)	(38,359)

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PH - AMP3 - Patterson+Single Family Homes	Annual Budget FY 2027	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
Operating Income				
Total Tenant Revenue	582,285	48,525	49,047	522
Total Grant Revenue	775,224	64,603	36,872	(27,731)
Total Investment Revenue - Unrestricted	1,000	84	664	580
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	3,452	289	401	112
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	1,361,961	113,501	86,983	(26,518)
Operating Expenses				
Administrative Expenses				
Salary and Benefits	203,843	16,986	10,246	6,741
Property Management Fees	108,564	9,047	8,892	155
Information Technology, Telephone & Equip	39,798	3,318	1,673	1,645
Consultant & Contracts	6,925	578	-	578
Office/ Misc Admin	22,487	1,876	659	1,217
Legal and Audit Costs	22,073	1,839	3,485	(1,646)
Sub-Total Administrative Expenses	403,690	33,644	24,954	8,690
Total Tenant Services	99,565	8,301	6,060	2,241
Total Utilities	84,905	7,076	778	6,298
Maintenance and Operations				
Salary and Benefits	213,080	17,759	11,206	6,553
Maintenance Materials	40,165	3,348	1,734	1,614
Maintenance Contract Costs	334,698	27,894	11,614	16,280
Sub-Total Maintenance Expenses	587,943	49,001	24,553	24,448
Total Protective Services	267	22	-	22
Total Insurance Expenses	123,846	10,321	9,704	617
Total General Expenses	101,434	8,453	646	7,807
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	27,037	2,253	2,002	251
Total Routine Operating Expenses	1,428,687	119,071	68,698	50,373
Cash Flow (Deficit) from Operations	(66,726)	(5,570)	18,285	23,855

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	Annual Budget FY 2027	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
PH - AMP4 - Stillwell Towers				
<u>Operating Income</u>				
Total Tenant Revenue	559,445	46,621	45,544	(1,077)
Total Grant Revenue	1,169,320	97,443	54,388	(43,055)
Total Investment Revenue - Unrestricted	500	42	306	264
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	137,563	11,464	622	(10,842)
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	1,866,828	155,570	100,860	(54,710)
<u>Operating Expenses</u>				
Administrative Expenses				
Salary and Benefits	316,218	26,352	16,001	10,351
Property Management Fees	170,244	14,187	13,915	272
Information Technology, Telephone & Equip	68,805	5,734	3,193	2,541
Consultant & Contracts	10,744	895	-	895
Office/ Misc Admin	37,326	3,112	1,093	2,019
Legal and Audit Costs	20,772	1,731	2,655	(924)
Sub-Total Administrative Expenses	624,109	52,011	36,858	15,153
Total Tenant Services	137,439	11,454	8,370	3,084
Total Utilities	168,197	14,016	13,430	586
Maintenance and Operations				
Salary and Benefits	392,840	32,739	28,617	4,122
Maintenance Materials	131,171	10,931	8,180	2,751
Maintenance Contract Costs	217,129	18,095	19,824	(1,729)
Sub-Total Maintenance Expenses	741,140	61,765	56,621	5,144
Total Protective Services	160,133	13,344	12,926	418
Total Insurance Expenses	154,280	12,857	27,664	(14,807)
Total General Expenses	50,218	4,185	(286)	4,471
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	457	38	32	6
Total Routine Operating Expenses	2,035,973	169,670	155,615	14,055
Cash Flow (Deficit) from Operations	(169,145)	(14,100)	(54,754)	(40,654)

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	Annual Budget FY 2027	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
PH - AMP6 - Yamacraw Village				
<u>Operating Income</u>				
Total Tenant Revenue	111,931	9,328	21,514	12,186
Total Grant Revenue	2,081,496	173,458	156,388	(17,070)
Total Investment Revenue - Unrestricted	500	42	2,477	2,435
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	68,595	5,717	2,570	(3,147)
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	2,262,522	188,545	182,949	(5,596)
<u>Operating Expenses</u>				
Administrative Expenses				
Salary and Benefits	406,499	33,875	27,647	6,228
Property Management Fees	256,584	21,382	21,382	(0)
Information Technology, Telephone & Equip	66,747	5,564	4,375	1,189
Consultant & Contracts	4,633	386	-	386
Office/ Misc Admin	42,977	3,581	4,984	(1,403)
Legal and Audit Costs	22,705	1,893	10,032	(8,139)
Sub-Total Administrative Expenses	800,145	66,681	68,421	(1,740)
Total Tenant Services	220,394	18,368	12,211	6,157
Total Utilities	239,347	19,946	16,339	3,607
Maintenance and Operations				
Salary and Benefits	288,689	24,057	24,604	(547)
Maintenance Materials	37,486	3,123	3,093	30
Maintenance Contract Costs	166,758	13,896	10,699	3,197
Sub-Total Maintenance Expenses	492,933	41,076	38,396	2,680
Total Protective Services	533	44	-	44
Total Insurance Expenses	145,177	12,098	8,934	3,164
Total General Expenses	26,060	2,172	(380)	2,552
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	64,926	5,411	5,489	(78)
Total Routine Operating Expenses	1,989,515	165,796	149,409	16,387
Cash Flow (Deficit) from Operations	273,007	22,749	33,540	10,791

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	Annual Budget FY 2027	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
Business Activities - SCB Kayton				
Operating Income				
Total Tenant Revenue	1,636,730	136,394	133,137	(3,257)
Total Grant Revenue	-	-	-	-
Total Investment Revenue - Unrestricted	500	42	86	44
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	1,040	87	47	(40)
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	1,638,270	136,523	133,270	(3,253)
Operating Expenses				
Administrative Expenses				
Salary and Benefits	234,633	19,552	18,162	1,390
Property Management Fees	98,296	8,191	7,067	1,124
Information Technology, Telephone & Equip	59,035	4,920	1,785	3,135
Consultant & Contracts	6,143	512	-	512
Office/ Misc Admin	35,689	2,974	1,850	1,124
Legal and Audit Costs	14,763	1,231	788	443
Sub-Total Administrative Expenses	448,559	37,380	29,653	7,727
Total Tenant Services	34,728	2,894	1,415	1,479
Total Utilities	178,632	14,887	11,745	3,142
Maintenance and Operations				
Salary and Benefits	177,876	14,824	12,798	2,026
Maintenance Materials	135,004	11,252	24,632	(13,380) *9
Maintenance Contract Costs	324,275	27,023	10,264	16,759
Sub-Total Maintenance Expenses	637,155	53,099	47,693	5,406
Total Protective Services	1,566	131	-	131
Total Insurance Expenses	114,847	9,571	23,351	(13,780) *10
Total General Expenses	11,366	947	2,539	(1,592) *11
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	-	-	-	-
Total Routine Operating Expenses	1,426,853	118,909	116,395	2,514
Cash Flow (Deficit) from Operations	211,417	17,614	16,874	(740)

*9 \$5.5K to be reclassified to Maintenance Contract Costs for exterior repairs and painting

*10 \$14K Liability Legal Defense

*11 Bad Debt higher than expected. Expected to fall in line with the budget as the year progresses

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Business Activities	Annual Budget FY 2027	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
<u>Business Activities Income</u>				
Total Tenant Revenue	-	-	-	-
Total Grant Revenue	-	-	-	-
Total Investment Revenue - Unrestricted	413,177	34,434	35,123	689
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	1,178,751	98,229	135,245	37,016
Total Property Management Fee Revenue	98,296	8,191	7,067	(1,124)
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	137,288	11,441	11,355	(86)
Total Operating Income	1,827,512	152,295	188,790	36,495
<u>Operating Expenses</u>				
<u>Administrative Expenses</u>				
Salary and Benefits	1,169,594	97,467	50,540	46,927
Property Management Fees	-	-	-	-
Information Technology, Telephone & Equip	22,965	1,913	1,613	300
Consultant & Contracts	104,460	8,706	-	8,706
Office/ Misc Admin	101,944	8,495	20,602	(12,107)
Legal and Audit Costs	120,293	10,024	4,717	5,307
Sub-Total Administrative Expenses	1,519,256	126,605	77,472	49,133
Total Tenant Services	4,000	333	-	333
Total Utilities	-	-	-	-
<u>Maintenance and Operations</u>				
Salary and Benefits	-	-	982	(982)
Maintenance Materials	4,514	376	-	376
Maintenance Contract Costs	66,857	5,571	2,316	3,255
Sub-Total Maintenance Expenses	71,371	5,947	3,298	2,649
Total Protective Services	-	-	-	-
Total Insurance Expenses	32,135	2,678	1,443	1,235
Total General Expenses	-	-	-	-
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	-	-	-	-
Total Routine Operating Expenses	1,626,762	135,563	82,213	53,350
Cash Flow (Deficit) from Operations	200,750	16,732	106,577	89,845

*12

*13

*14

*7 Positive variance is due to early Bond Fund revenue

*8 \$11K of unfavorable variance is due to Board of Commission retreat in first month, will realign with budget throughout year

*9 Maintenance vehicle leases

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
 Unaudited
 Month Ending
 04.30.2026

Housing Choice Voucher Program (HCVP) Administrative	Annual Budget FY 2027	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
HCV Admin Income				
HUD Operating Grant: FSS Coordinator Receipts	218,532	18,211	18,404	193
HUD Operating Subsidies	3,365,767	280,481	325,789	45,308
Homeownership Admin Fee Income	9,000	750	-	(750)
Investment Revenue - Unrestricted	1,500	126	8,270	8,144
Fraud - Admin	8,500	708	-	708
Misc Income Account	-	-	2	2
Total HCV Administrative Income	3,603,299	300,276	352,465	53,605
HCV Admin Expenses				
Administrative Expenses				
Salary and Benefits	1,867,485	155,625	99,702	55,923
COCC Management Fees	421,632	35,136	35,412	(276)
Information Technology, Telephone & Equip	254,520	21,210	11,573	9,637
Consultant & Contracts	130,400	10,867	13,978	(3,111)
Office/ Misc Admin	107,827	8,988	8,346	642
Legal and Audit Costs	44,919	3,743	3,100	643
Sub-Total Administrative Expenses	2,826,783	235,569	172,111	63,458
Total Tenant Services	8,701	725	2,250	(1,525)
Total Utilities	34,303	2,858	2,432	426
Total Maintenance and Operations	295,000	24,583	24,430	153
Total Protective Services	3	-	-	-
Total Insurance Expenses	106,789	8,899	6,674	2,225
Total General Expenses	9,652	804	-	804
Total Interest Expense	-	-	-	-
Total Routine Operating Expenses	3,281,231	273,438	207,897	65,541
Cash Flow (Deficit) from Operations	322,068	26,838	144,568	117,730

*10 \$49K positive variance due to more Port-In HAP Earned than expected

*11 New HUD regulations dictate we return all investment income over \$500 per property for HCV. At year-end a transfer of excess income will be made to HUD.

*12 Inspections, expected to fall in line with the budget as the year progresses

*13 Early Disbursements, expected to fall in line with the budget as the year progresses

Housing Authority of Savannah

Budget to Actual Operating Statements

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Month Ending

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Housing Choice Voucher Program (HCVP) Housing Assistance Payments	Annual Budget FY 2027	Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
HCVP HAP Income				
HUD Operating Subsidies	37,529,021	3,127,418	3,414,870	287,452
Fraud-HAP	8,500	708	-	708
FSS Forfeiture Income	800	67	8,317	8,250
Investment Income - Restricted	-	-	-	-
Total HCVP HAP Income	37,538,321	3,128,193	3,423,186	296,409
HAP Expenses				
Housing Assistance Payments	34,843,734	2,903,645	3,164,535	(260,890)
Utility Reimbursement Payments - URP	1,396,991	116,416	124,155	(5,277)
Port-Out HAP Payments	996,969	83,080	68,518	14,562
FSS Escrow Payments	300,627	25,052	25,704	(652)
Total Routine Operating Expenses	37,538,321	3,128,193	3,382,912	(252,257)
Cash Flow (Deficit) from Operations	-	-	40,274	40,274