



September 9, 2026

Board of Commissioners 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 ADVISOR

Ms. Deborah Bulloch

Term Expires: 08/11/2028

Ms. Evette Hester, Executive Director



AGENDA

REGULAR BOARD OF COMMISSIONERS MEETING

Wednesday, September 9, 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 August 12, 2026 Regular Meeting and September 1, 2026 Special 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

(a) Public Comments Discussion

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.*

5. Potential Vote on Matters Discussed in Executive Session Dr. M. Ann Levett, Chairwoman

ADJOURNMENT Dr. M. Ann Levett, Chairwoman



Agenda Item No. 1 – *New Business*

CONSENT AGENDA

RECOMMENDED ACTION:

Approve Consent Agenda

BACKGROUND:

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

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

Evette Hester, Executive Director
Robert Faircloth, Director of Finance
Shannell Hardwick, Director of Human Resources
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 August 12, 2026 Regular Meeting and September 1, 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 August 12, 2026 regular meeting and September 1, 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

REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
August 12, 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 approximately 12:15 p.m. on Wednesday, August 12, 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
 Michael Holland
 Happi Peavey-Guzman
 Dr. Kenneth Zapp

Absent: Edward Gresham, Vice Chairman, *late arrival*

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, Interim Director of Assisted Housing Programs Renay Malone, Management Analyst Tammy Brawner, Resident Advisor Tia Brightwell, and Resident Advisor Deborah Bulloch. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP, and other community members were also in attendance.

APPROVAL OF AMENDED AGENDA

Commissioner Michael Holland made a motion to approve the amended agenda. Commissioner Peavey-Guzman seconded the motion and the motion passed unanimously.

MAYORAL REMARKS

The Honorable Van R. Johnson, II addressed the Board of Commissioners, thanking them for the important and challenging work that they do in volunteering their service to the Housing Authority of Savannah. The Mayor encouraged progress on the redevelopment of Yamacraw Village; stating that it was time for the community to move forward. The Mayor expressed appreciation for the work begun under former Executive Director Earline Davis and continued under Executive Director Evette Hester.

The Mayor also offered his support for The Salvation Army and requested that the Board of Commissioners approve a reasonable extension for the construction of the Center of Hope facility on the Augusta Avenue parcel that HAS sold to the organization in 2019. Mayor Johnson closed by expressing his appreciation to the Board and Executive Director for the time. Chairwoman Levett thanked the Mayor for his remarks. Commissioner Gresham arrived during the Mayor's address.

INTRODUCTION OF NEW RESIDENT ADVISORS

Executive Director Evette Hester began the meeting by stating that Resident Advisors to the Board of Commissioners had recently been elected by the Housing Authority's Resident Advisory Board. This is an advisory position to the Board to provide insight to the Commissioners from a Resident perspective and the position is for a term of two years. Ms. Hester invited Director of Resident Services Kristin Hopkins-Graham to formally introduce the Resident Advisors. The Commissioners welcomed Tia Brightwell of Simon Frazier Homes and Deborah Bulloch of Pickens Patterson Terrace.

APPROVAL OF CONSENT AGENDA

The Consent Agenda included the minutes of the June 9, 2026 Rescheduled Regular Meeting; Resident Services Report; Property Management Report; Assisted Housing Programs Report; Real Estate Development Report; and Financial Report. Commissioner Holland made a motion to approve the consent agenda. Commissioner Gresham seconded the motion, and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Ms. Hester delivered her report to the Commissioners. Executive Report highlights included:

- Ms. Hester notified the Commissioners that members of the Evaluation Committee for the selection of the master developer for Yamacraw Village, traveled during the month of June to view properties of shortlisted candidates. Ms. Hester briefed the

Board regarding the visit which was productive for the committee and provided a timeline for next steps regarding Yamacraw Village redevelopment.

- The Housing Authority of Savannah has contracted with a consulting firm to assist with the development of a Strategic Plan; the Board of Commissioners all were interviewed to receive input for strategic planning. Ms. Hester updated the Commissioners on planning process thus far. The Executive staff is currently working collaboratively and is expected to have a final product in the fall. The Commissioners will receive the plan for review before it is finalized.
- Ms. Hester provided a report on the Housing Authority's swift response to a power outage and temporary water pump failure at Horace Stillwell Towers. Ms. Hester briefed the board on staff actions and response on site and impacts on residents, as well as next steps to secure the water pump.
- Ms. Hester invited Director of Real Estate Development and Preservation Jesseca Lightbourne to address the Board regarding the HAS's capital improvements project to upgrade stairwells and breezeways at Simon Frazier Homes. Dr. Lightbourne outlined some unexpected delays due to unforeseen concrete slab and stairwell structural integrity issues. Ms. Hester advised the Board that the unforeseen issues will result in additional costs to the overall contract, which will more than likely return that contract to the Board for review.
- Ms. Hester stated that HAS is currently working on a repositioning plan for its real estate portfolio, which will be delivered to the Commissioners in the coming months.
- Ms. Hester briefed the Commissioners on the HUD Public Housing Agency Recovery & Sustainability (PHARS) On-Site Assessment that took place in July. A team of HUD officials was onsite to view and observe operations because of PHAS scoring for FY 2024. Ms. Hester said that HUD would be issuing an assessment report of its observations and HAS would work together with HUD to enter a recovery plan. Preliminary areas for improvement that were shared are related to vacancies and rent collection.
- Ms. Hester noted that HAS recently partnered with Savannah State University to offer a college campus tour for HAS youth. This program offers the Authority's young people an opportunity to receive academic program information and resources and to set a pathway forward for our young people to head to college and become future leaders. Ms. Hester expressed her appreciation to Ms. Hopkins-Graham and the entire Resident Services team for their programming.

Chairwoman Levett thanked Ms. Hester for her report and asked for any comments or questions about the information provided. Commissioner Zapp asked that data points from the consultant for the strategic plan be provided to the Board; Ms. Hester agreed. and some discussion followed. Commissioner Gresham asked Ms. Hester to explain impacts to residents of Yamacraw Village related to the delayed approval of the Section 18 demolition/disposition application. Ms. Hester explained the effect on the number of eligible vouchers received.

ADOPTION OF RESOLUTION REGARDING YAMACRAW VILLAGE

Dr. Lightbourne read a resolution regarding Yamacraw Village into the record which was prepared to further outline commitments and history of the project and to show that the Board of Commissioners took into consideration the comments from the Annual Plan public hearing in January 2026. A discussion was held regarding the resolution as presented and relocation. After this discussion, Commissioner Gresham made a motion to adopt Board Resolution 08-26-01. Commissioner Peavey-Guzman seconded the motion, and it passed unanimously. The resolution immediately follows these minutes.

ADOPTION OF REVISED PERSONNEL POLICY

Director of Human Resources Shannell Hardwick addressed the Board regarding proposed changes, and provided a summary of changes, to the *HAS Personnel Policy*. Commissioner Gresham made a motion, seconded by Commissioner Peavey-Guzman, to adopt Board Resolution No. 08-26-02, approving the revised Personnel Policy. The motion passed unanimously, and the resolution follows these minutes.

COMMENTS FROM COMMISSIONERS

Commissioner Zapp asked that the next regular meeting include a public comment period. Chairwoman Levett stated the Board will be reviewing the document counsel created outlining a procedure to receive public comments, for consideration on how to move forward.

EXECUTIVE SESSION

At approximately 12:20 p.m., Commissioner Gresham made a motion, seconded by Commissioner Zapp, 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 3:11 p.m., the Board of Commissioners returned to open session.

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 Holland. The Chairwoman adjourned the meeting at 3:18 p.m.

Secretary

ATTEST:

Chairwoman

Approval Date: September 9, 2026

STATE OF GEORGIA)
COUNTY OF CHATHAM)

AFFIDAVIT

PERSONALLY appeared before the undersigned attesting officer, duly authorized to administer oaths, Dr. M. Ann Levett, who after being duly sworn, deposes, and on oath states the following:

(1) I was the presiding officer of a duly noticed meeting of the Housing Authority of Savannah held on August 12, 2026.

(2) That it is my understanding that O.C.G.A. §50-14-4(b) provides as follows:

When any meeting of an agency is closed to the public pursuant to subsection (a) of this Code section, the chairperson or other person presiding over such meeting shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.

(3) A portion of the meeting held on August 12, 2026 was closed in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved; provided, however, the meeting may not be closed for advice or consultation on whether to close a meeting; and, as authorized pursuant to O.C.G.A. §50-14-2(1).

(4) A portion of the meeting held on August 12, 2026 was closed for the purpose of authorizing negotiations to purchase, dispose of, or lease real property as authorized pursuant to O.C.G.A. §50-14-3(6)(b)(1)(B).

(5) No unrelated matters were mentioned or attempted to be offered for discussion during the closed portion of the meeting.

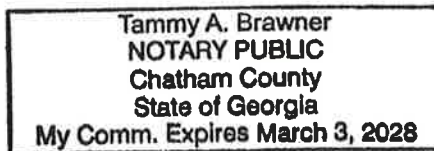
(6) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. §50-14-4(b) that such an affidavit be executed.

This 12th day of August, 2026


Dr. M. Ann Levett, Chairwoman
Housing Authority of Savannah

Sworn to and subscribed before me
This 12th day of August, 2026.


Tammy A. Brawner
Notary Public



**SPECIAL MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
September 1, 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 8:50 a.m. on Tuesday, September 1, 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
 Michael Holland
 Happi Peavey-Guzman
 Dr. Kenneth Zapp

Absent: Edward Gresham, Vice Chairman, *arrival at 9:15 a.m.*

Also present were Executive Director Evette Hester, Management Analyst Tammy Brawner, Resident Advisor Deborah Bulloch, and Facilitator Bobby Collins.

BOARD OF COMMISSIONERS TRAINING SESSION

A Board training session was held from 8:50 a.m. until 3:00 p.m. Topics covered during the course of the training included: history and types of housing programs; Commissioners roles and responsibilities; role of the Executive Director; compliance related to laws and contracts; meeting decorum; the work of leaders; handling conflict; Board quorums; politics; details of commissioner responsibilities; performance measurements; fiscal responsibility; roles; advocacy; and ethics.

EXECUTIVE SESSION

At approximately 3:30 p.m., Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP joined the meeting, and community members arrived. Commissioner Zapp made a motion, seconded by Commissioner Gresham, 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 5:35 p.m., the Board of Commissioners returned to open session.

There being no further business, the Chairwoman adjourned the meeting at 5:35 p.m.

Secretary

ATTEST:

Chairwoman

Approval Date: September 9, 2026

Consent Agenda Item (B)

RESIDENT SERVICES

Family Self-Sufficiency Orientation Generates Strong Interest and Eighteen New Applications



Resident Services hosted a Family Self-Sufficiency (FSS) Program Orientation on August 18, Led by FSS Program & Outreach Coordinator Aniya Jackson, the orientation provided participants with an overview of the FSS program, available resources, and how individualized goal planning and program support can help participants work toward their personal, career, and financial goals.

The orientation resulted in all eighteen attendees completing FSS applications, creating a strong pipeline of prospective participants for the program. The turnout and level of engagement reflect continued interest among residents in opportunities that support employment advancement, financial stability, and long-term economic mobility.

Resident Services will continue expanding FSS outreach and engagement efforts to connect more eligible residents with the program and the resources available to support their path toward self-sufficiency.

Family Self-Sufficiency Escrow Helps Participant Overcome Transportation Barrier



FSS participant Erica Thomas recently faced a significant transportation challenge when her vehicle became inoperable. Reliable transportation was essential to maintaining her employment, supporting her family, and continuing progress toward her long-term goals.

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.

Through her participation in the FSS Program, Ms. Thomas was able to access a portion of her FSS escrow funds to assist with the purchase of a replacement vehicle. This support helped remove an immediate barrier to employment and allowed her to continue working without the added uncertainty of unreliable transportation.

Ms. Thomas's experience demonstrates the practical impact of the FSS Program. In addition to supporting long-term economic mobility, FSS can help participants address barriers that may otherwise interrupt employment, financial progress, and movement toward self-sufficiency.

From FSS Graduate to Homeowner: Family Achieves Long-Term Goal



The Housing Authority of Savannah is celebrating another milestone in its Homeownership Program. A FSS graduate successfully purchased a newly renovated, 1,240-square-foot, three-bedroom, two-bath home in Savannah for \$259,000 on July 24.

The family of four began its homeownership journey in June 2021 while also participating in FSS. After entering the Homeownership Program with a credit score below the required minimum, the family worked through an individualized credit restoration plan focused on reducing debt, improving credit utilization, and addressing derogatory accounts. Their commitment and persistence ultimately positioned them to qualify for mortgage financing at a competitive interest rate.

The family also secured significant resources to make the purchase possible, including \$57,500 through the City of Savannah Down Payment Assistance Program and an additional \$7,500 in employer-assisted down payment support from St. Joseph's/Candler Health System.

This achievement demonstrates how HAS programs can work together to create a pathway from economic self-sufficiency to homeownership. Through FSS participation, credit restoration, financial preparation, and access to down payment assistance, this family turned a long-term goal into a lasting investment in its future.

Congratulations to HAS's newest homeowner and the third Homeownership Program graduate to purchase a home in 2026!

FSS Participants Achieve Career, Education, and Economic Mobility Milestones

The FSS Program continues to demonstrate strong outcomes in employment, education, entrepreneurship, and financial advancement, with six successful graduates since January 2026.

The most recent graduate completed the program on July 31 and received a final escrow disbursement of \$24,494.88. During participation, the graduate increased household income to more

than \$80,000 annually, improved their credit score, completed homebuyer education and counseling, advanced professionally through multiple salary increases, and accumulated more than \$15,000 in escrow savings. The graduate is now preparing to purchase a home without housing assistance.

Another participant recently reached an important entrepreneurial milestone by opening a hair salon specializing in loc care and wellness. Through FSS and partnerships with the Savannah Entrepreneurial Center, Consumer Credit Counseling, the City of Savannah, and other community resources, the participant has strengthened business management, financial wellness, and homeownership readiness skills. The participant is also pursuing higher education and plans to apply to Savannah State University for Spring 2027.

FSS is also helping participants invest directly in career advancement. In August, three participants received interim escrow disbursements to pursue nursing school and employment training, including pathways toward a nursing degree and medical assistant certification.

These outcomes reflect the broader purpose of FSS, which is to help families turn increased earnings into opportunities for education, career advancement, entrepreneurship, financial stability, and homeownership while building a foundation for long-term self-sufficiency.

Community Job Fair Connects 159 Job Seekers with Employment Opportunities



The Housing Authority of Savannah's Community Job Fair, held August 25, was a tremendous success, welcoming 159 attendees and fourteen participating employers and community partners for a day focused on employment, career advancement, and economic opportunity.

The event connected job seekers directly with employers and workforce resources,

producing immediate results. At least three attendees received job offers on the spot, providing a direct pathway from the job fair to employment. Resident Services also used the event as an opportunity to introduce attendees to the Family Self-Sufficiency Program, resulting in two individuals signing up for FSS during the fair.

Beyond the strong turnout, the event demonstrated the value of bringing employment opportunities and supportive services together in one accessible setting. The Community Job Fair supports HAS's broader commitment to



economic mobility by helping residents and community members make connections that can lead to employment, increased income, career growth, and greater self-sufficiency.

With 159 attendees, new FSS connections, and job offers made during the event, the Community Job Fair had measurable impact and created opportunities that extended well beyond the day of the event.

Consent Agenda Item (C) Property Management Report

The Housing Authority of Savannah (HAS) manages a total of six properties, five of which are conventional public housing communities—Yamacraw Village, Frazier Homes, Stillwell Towers, Patterson Terrace, and the Single-Family Homes portfolio—and one Project-Based Voucher (PBV) property, Kayton Homes, which was converted through the Rental Assistance Demonstration (RAD) Program. Together, these six properties contain **1,061 units** designated for households with incomes at or below 60% of the Area Median Income (AMI).

The first Table provides a detailed overview of monthly operational performance for these properties, including occupancy levels, rent collections, recertification activity, eviction actions, and work order management. This information supports ongoing monitoring of property performance and ensures compliance with HUD program requirements.

Residents of HAS-managed properties are selected based on program-specific eligibility criteria and must apply and be placed on the appropriate waiting list. As of July 31, 2026, the general Public Housing waiting list includes **3,372 applicants**, the Stillwell Towers waiting list (restricted to seniors and persons with disabilities) includes **885 applicants**, and the PBV-specific waiting list for Kayton Homes includes **755 applicants**. All Public Housing and PBV waiting lists are currently closed. No applicant interviews were conducted by the HAS Occupancy Team during the previous month, as part of the standard screening process to ensure applicants are eligible and matched to units of appropriate size.

A total of **233** Public Housing units are currently classified under modernization status in HUD's Inventory Management System due to administrative use, ongoing renovations, or planned demolition. Units in modernization status are excluded from occupancy calculations and do not negatively impact HAS's overall occupancy rate.

In addition to the Public Housing portfolio, HAS also tracks monthly performance for its **RAD/PBV Affordable Housing Developments**, which consist of **254 units**. These units are included in a separate analysis to ensure accurate reporting of occupancy trends and vacancy management within the RAD/PBV portfolio.

Table 2 summarizes key performance indicators for the RAD/PBV Affordable Housing developments, including:

- Total RAD/PBV units (254 units)
- Number of occupied units at month-end
- Number of vacant units, categorized by vacant-ready and vacant-not-ready status
- Occupancy percentage, calculated by dividing occupied units by total units
- Vacancy rate, calculated by dividing vacant units by total units

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: July 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	81	205	205	71	59	154
Total units vacant	234	31	6	5	1	9
HUD approved Mod units	233	0	0	0	0	0
HUD approved Non-dwelling units	0	0	0	0	0	0
Adjusted Occupancy rate	100.0%	87.7%	97.2%	93.4%	98.3%	94.5%
Average Turnaround time (Make-Ready / days)	n/a	140	15	17	9	74

II. Rent Collection

Current month rent billed	17,167.00	42,630.21	46,099.00	19,574.00	26,142.00	134,167.00
Current month rent collected	13,625.36	37,520.49	45,890.00	19,031.00	32,051.00	121,998.89
Collection rate	79%	88%	100%	97%	123%	91%
YTD Rents billed	75,456.00	190,474.98	181,197.00	82,488.00	105,641.00	519,976.00
YTD Rents collected	67,631.13	159,993.01	180,492.00	76,212.00	102,885.00	500,858.20
YTD collection rate	90%	84%	100%	92%	97%	96%
Current month Tenant Accounts Receivable (TARs) due	18,316.55	46,565.82	47,382.29	20,022.00	28,185.24	136,860.28
Current month TARs collected	13,655.14	38,878.90	45,596.82	19,099.50	33,825.00	122,772.88
TARs collection rate	75%	83%	96%	95%	120%	89.7%

III. Move-ins / Move-outs

Move-ins	0	6	2	0	0	4
Move-outs	1	10	0	1	1	1
Variance	-1	-4	2	-1	-1	3

IV. Recertification

Monthly recertifications due reporting month	9	15	18	9	4	15
Monthly recertifications completed	9	15	18	9	6	14
Total pending recertifications	0	0	1	0	0	1

V. Evictions

Total monthly evictions	0	2	1	1	1	1
Evictions for non-payment of rent	0	0	0	0	0	0
Other evictions	0	2	1	1	1	1

VI. Work orders

Emergency work orders issued	29	70	15	12	7	70
Emergency work orders completed	28	66	15	12	7	70
Routine work orders issued	195	269	91	29	42	49
Routine work orders completed	74	54	90	23	35	44
Incomplete work orders	121	215	1	6	7	5

Affordable Housing Developments Performance Data

Reporting Period: July 2026		Ashley Midtown I	Ashley Midtown II	Verandas Apts	Sustainable Fellwood I - RAD/ PBV	Sustainable Fellwood II - RAD/ PBV
Occupancy Data						
Total Units		67	20	89	46	32
Total Units Occupied		64	18	79	44	30
Total Units Vacant		3	2	10	2	2
Occupancy Rate		95.5%	90.0%	88.8%	95.7%	93.8%
Vacancy Rate		4.5%	10.0%	11.2%	4.3%	6.3%

Consent Agenda Item (D)

HOUSING CHOICE VOUCHER PROGRAM

As of July 1, 2026, the total leased Vouchers are 3,015. 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.

The Emergency Housing Voucher (EHV) Program is currently in the final transition and closeout phase. Additional HUD funding was received to continue eligible HAP payments for remaining EHV households through September 2026.

	No. Allocated 12/01/2024	No. Leased 5/01/2026	No. Leased 6/01/2026	No. Leased 7/01/2026	No. Available
SPC	112	107	106	105	7
Mod	20	15	15	12	8
Rehab	2675	2125	2116	2109	502
Vouchers	-	64	64	64	-
Portables	25	24	24	24	1
FUP	137	120	119	121	16
VASH	271	247	246	246	25
HCV PBV	330	303	305	307	23
RAD PBV	53	46	44	27	0
EHV	3623	3051	3039	3015	582
TOTAL					

SECTION 8 WAITING LIST BY PROGRAM

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

Project-Based Vouchers (PBV)

Rose of Sharon Senior Housing: **8**

The Veranda at Midtown Senior Housing: **112**

*Sustainable Fellwood I, II, III: **101**

Rental Assistance Demonstration PBV

SCB Kayton: **1,315**

*Ashley Midtown I: **1,113**

*Sustainable Fellwood I, II, II: **101**

Choice Mobility: **47**

**Waitlist managed by site*

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

FRAZIER HOMES: PRESERVATION EFFORTS

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.

Several breezeways modifications have been completed to date. However, while repairing one of the breezeways, the existing concrete structure was determined to be irreparable and required demolition. To ensure the structural integrity of the remaining breezeways and minimize the potential for future disruptions, a structural analysis was conducted on each breezeway.

As a result of the structural findings, the project was temporarily paused while the necessary materials and engineering requirements for rebuilding the affected breezeway were addressed. Work is expected to resume by September 2026.

In addition to an all-resident meeting held on Thursday, July 30, 2026, at 6:00 p.m. to provide residents with an update on the project, the RED Team continues to provide weekly project status updates to keep HAS staff and residents informed of ongoing activities and anticipated next steps.



Images from Breezeway Project at Frazier Homes

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.

PROPERTY-WIDE APPLIANCE REPLACEMENT

The RED and Preservation teams, in collaboration with Finance and Property Management, have identified, purchased, and initiated the replacement of appliances across several HAS properties, including the Single-Family Homes, Simon Frazier Homes, Pickens Patterson Terrace, and Horace Stillwell Towers.

To date, HAS has purchased and initiated the process for replacing 464 appliances.

This initiative is an important investment in residents' quality of life. Reliable, functional appliances are essential to helping residents safely and efficiently perform everyday household activities. By replacing aging or non-functioning appliances, HAS is working to improve living conditions, enhance resident satisfaction, and ensure that residents have access to safe and dependable amenities within their homes.

The appliance replacement effort reflects HAS' continued commitment to maintaining quality housing, addressing property needs proactively, and supporting safe, dignified, and sustainable living environments for the residents it serves.

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

The first event is currently in the planning phase with an expected date September 11, 2026 for clean-up and light landscaping of the Simon Frazier Homes basketball court.

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.

ACCESSIBILITY IMPROVEMENTS

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

Pioneer Construction was selected as the contractor to address exterior accessibility barriers at Horace Stillwell Towers, Pickens Patterson Terrace, and the Single Family Homes sites. In June 2025, the HAS Board of Commissioners approved the award of the contract to Pioneer Construction.

Accessibility improvements have now been completed at the Single Family Homes, Horace Stillwell Towers, and Pickens Patterson Terrace sites. The completed improvements address exterior accessibility barriers and enhance access throughout the properties for residents and guests.

At Pickens Patterson Terrace, the final phase of work included restriping to provide additional accessible parking spaces for residents and guests, as well as modifications to sidewalk entrances and exits throughout the property to meet ADA accessibility standards.

With the completion of the improvements at all three sites, the HAS Accessibility Improvements Project has reached substantial completion. HAS will continue to monitor the completed improvements and address any outstanding accessibility needs as necessary.



Image from Pickens Patterson 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:

Fiscal Year	Obligation End	Expenditure End	Total Grant	Current Obligation		Current Expended		Change	
				08/28/2026	% Obligated	08/28/2026	% Expended		
2018	6/28/2025	8/31/2026	\$ 3,702,214	\$ 3,702,214	100%	\$ 3,702,214	100%	0.0%	100%
2020	3/25/2024	3/25/2026	\$ 2,967,451	\$ 2,967,451	100%	\$ 2,967,451	100%	0.0%	100%
2022	5/11/2024	5/11/2026	\$ 2,770,794	\$ 2,770,794	100%	\$ 2,770,794	100%	0.0%	100%
2023	2/16/2025	2/16/2027	\$ 2,803,458	\$ 2,483,222	92%	\$ 2,483,222	89%	7.72%	11%
2024	11/5/2027	5/5/2028	\$ 2,916,273	\$ 1,056,789	36%	\$ 1,056,789	36%	64%	64%
2025	5/12/2027	5/12/2029	\$ 2,986,649	\$ 1,045,327	35%	\$ 1,045,327	35%	100%	65%
Totals			\$ 18,146,839	\$ 14,129,742	78%	\$ 14,025,797	77%	28%	23%

HAS Board of Commissioners Meeting

Table 1: Active Capital Fund Grants

The 2018 grant has been fully disbursed, achieving 100% expenditure. 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.

Overall, based on the individual grant amounts reported, the portfolio has approximately \$14.03 million obligated and expended against \$18.15 million in total grant awards, representing approximately 77.3% utilization. The remaining approximately \$4.12 million, or 22.7% of the portfolio, is available for future obligations and expenditures. The completed grants from 2018, 2020, and 2022 provide a strong foundation for continued progress, while the primary focus for the remaining active funding is the timely advancement of the 2023, 2024, and 2025 grant activities, particularly the Yamacraw demolition and relocation project.

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	August 2026 Completed
Breezeway Demolition	Conducting breezeway modifications for 49 breezeways for the 236 units at Simon Frazier Homes	\$2,926,211	March 3, 2026	April 2027 Pending

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.

While the decision on the Section 18 demolition application remains pending HUD approval, HAS continues to fulfill its commitments and advance the work outlined in the Memorandum of Agreement. As part of these efforts, HAS has completed the research design for the archaeological review and will move forward with Terracon on Phase 1 and Phase 2 of the archaeological study. In addition, the development team is actively working to secure a reputable organization to conduct oral histories and archival photography as part of the agency's continued efforts to preserve and document the history of Yamacraw Village.

On Friday, February 27, 2026, the Request for Qualifications (RFQ) for the Master Developer of Yamacraw Village officially closed. A total of 14 proposals met the initial review criteria for completeness and demonstrated financial capacity. Following the evaluation process, HAS narrowed the 14 qualified proposals to two final candidates. A representative evaluation committee successfully completed site visits in August 2026 as part of the final evaluation process.

Based on the established procurement timeline, HAS anticipates selecting a Master Developer by August 2026. This milestone represents a significant step forward in advancing a competitive, high-quality redevelopment process aligned with HAS' 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 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, August 27, 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 opportunities for open dialogue, HAS is working to build trust and reduce uncertainty for residents 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 Yamacraw Village site with improved housing units that meet modern standards for safety, quality, accessibility, and long-term sustainability. The agency is committed to working collaboratively with residents, stakeholders, community partners, and the selected Master Developer to create a comprehensive redevelopment plan that supports housing stability, neighborhood revitalization, and economic opportunity.

Through strategic partnerships, transparent communication, preservation efforts, 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 7/31/2026

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 JULY 2026

Analysis & Comments

- Total Revenue reflects a negative cumulative budget variance of \$ 71,097.
 - 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 \$ 138,271.
- The Property reports a cumulative surplus of \$ 80,690, tracking under budget by \$ 67,174.

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 JULY 2026

Analysis & Comments

- \$ 272,439 of Grant Revenues from Capital Fund 1408 - Management Improvements have been requested and received from HUD. Capital Fund Grants related to operations 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 \$ 439,501.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 154,922.

Reports a cumulative loss of \$ 276,576, tracking over budget by \$ 284,580.

BUSINESS ACTIVITIES – SCB KAYTON FOR YEAR TO DATE JULY 2026

Analysis & Comments

- Total Revenue reflects a positive cumulative budget variance of \$ 6,231.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 26,846.

Reports a cumulative surplus of \$ 103,533, tracking under budget by \$ 33,077.

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

BUSINESS ACTIVITIES FOR YEAR TO DATE JULY 2026

Analysis & Comments

- Business Activities is a consolidation of the Local Fund and Bond Fund activities.
- Total Revenue reflects a negative cumulative budget variance of \$ 14,487.
- Total Operating Expenses reflect a positive cumulative budget variance of \$ 201,896.

Reports a cumulative surplus of \$ 254,334, tracking under budget by \$ 187,409.

HOUSING ASSISTANCE PAYMENTS PROGRAMS FOR YEAR TO DATE JULY 2026

Housing Choice Voucher Program(including SRO and SPC)

Analysis & Comments

- 1) The Administrative Section is reporting a cumulative surplus of \$ 591,580, tracking under budget by \$ 484,228.
- 2) HAP Expenses are \$ 12,512,772 year to date. The Program Section reports a cumulative surplus of \$ 66,699. 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

07.31.2026

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	149,332	-	(149,332) *1
Total Investment Revenue - Unrestricted	8,781	2,928	6,847	3,919
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	87,077	29,024	93,284	64,260 *2
Total Property Management Fee Revenue	1,137,720	379,240	389,738	10,498
Total Bookkeeping Fee Revenue	342,344	114,116	113,715	(401)
Total Asset Management Fee Revenue	110,160	36,720	36,680	(40)
Total Operating Income	2,134,079	711,360	640,263	(71,097)
Operating Expenses				
Administrative Expenses				
Salary and Benefits	1,604,550	534,856	439,655	95,201
Information Technology, Telephone & Equip	42,835	14,280	11,803	2,477
Consultant & Contracts	27,000	9,000	-	9,000
Office/ Misc Admin	162,610	53,860	24,136	30,072 *3
Legal and Audit Costs	18,196	6,416	8,223	(2,155)
Sub-Total Administrative Expenses	1,855,191	618,412	483,817	134,595
Total Tenant Services	-	-	2,159	(2,159)
Total Utilities	58,971	19,660	18,888	772
Maintenance and Operations				
Salary and Benefits	55,725	18,576	17,174	1,402
Maintenance Materials	20,526	6,836	3,053	3,783
Maintenance Contract Costs	48,873	16,284	15,886	398
Sub-Total Maintenance Expenses	125,124	41,696	36,113	5,583
Total Protective Services	-	-	-	-
Total Insurance Expenses	54,222	18,076	18,597	(521)
Total General Expenses	-	-	-	-
Total Interest Expense	-	-	-	-
Total Housing Assistance Payments	-	-	-	-
Total Routine Operating Expenses	2,093,508	697,844	559,573	138,271
Cash Flow (Deficit) from Operations	40,571	13,516	80,690	67,174

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

*2 HAPI+HARRG Dividends received

*3 More training and travel expected, will fall in line as the year progresses

Housing Authority of Savannah

Budget to Actual Operating Statements

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Month Ending

07.31.2026

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		645,844	655,188	9,344
Total Grant Revenue	6,117,072		2,039,024	1,593,398	(445,626)
Total Investment Revenue - Unrestricted	2,500		840	17,341	16,501
Total Investment Revenue - Restricted	-		-	-	-
Total Other Revenue	223,558		74,528	54,807	(19,721)
Total Property Management Fee Revenue	-		-	-	-
Total Bookkeeping Fee Revenue	-		-	-	-
Total Asset Management Fee Revenue	-		-	-	-
Total Operating Income	8,280,618		2,760,236	2,320,735	(439,501)
Operating Expenses					
Administrative Expenses					
Salary and Benefits	1,285,547		428,514	304,598	123,916
Property Management Fees	716,088		238,696	249,098	(10,402)
Information Technology, Telephone & Equip	246,002		82,016	148,454	(66,438)
Consultant & Contracts	34,319		11,440	14,049	(2,609)
Office/ Misc Admin	149,042		49,688	35,160	14,528
Legal and Audit Costs	87,565		29,192	65,885	(36,693)
Sub-Total Administrative Expenses	2,518,563		839,546	817,243	22,303
Total Tenant Services	652,442		217,508	154,618	62,890
Total Utilities	777,499		259,168	243,084	16,084
Maintenance and Operations					
Salary and Benefits	1,510,477		503,510	444,957	58,553
Maintenance Materials	329,238		109,748	155,915	(46,167)
Maintenance Contract Costs	1,258,230		419,420	406,566	12,854
Sub-Total Maintenance Expenses	3,097,945		1,032,678	1,007,438	25,240
Total Protective Services	161,600		53,864	50,085	3,779
Total Insurance Expenses	596,507		198,840	204,892	(6,052)
Total General Expenses	280,702		93,568	65,893	27,675
Total Interest Expense	-		-	-	-
Utility Reimbursements and FSS Escrow Payments	171,175		57,060	54,058	3,002
Total Routine Operating Expenses	8,256,433		2,752,232	2,597,310	154,922
Cash Flow (Deficit) from Operations	24,185		8,004	(276,576)	(284,580)

*4 No Capital Fund drawdowns completed yet for BLI 1406 - Operating. \$272K received for Capital Fund BLI 1408 - Management Improvements.

*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 - \$21K of negative variance is due to expected cell phone tower income yet to be received

*7 Property Management fee rate increased per HUD. We will see this outpace the budget for the remainder of the year

*8 Server and email security software purchased to increase agency safety. Project Management Pro software purchased(all purchased with Capital Fund 1408).

*9 Legal expenses for Yamacraw Fair Housing and Redevelopment costs, budget set aside in Business activities, will reclass

*10 \$61K of positive variance due to conservative budgeting for Tenant Services salary and benefits

*11 \$45K of appliance purchases to be offset by Capital Fund 1480

*12 PILOT fee budgeted. Will see actuals posted at year end

HAS Board of Commissioners Meeting

September 9, 2026

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Housing Authority of Savannah

Budget to Actual Operating Statements

Draft

Unaudited

Month Ending

07.31.2026

	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		227,948	204,135	(23,813)
Total Grant Revenue	2,091,032		697,008	490,253	(206,755)
Total Investment Revenue - Unrestricted	500		168	3,411	3,243
Total Investment Revenue - Restricted	-		-	-	-
Total Other Revenue	13,948		4,648	17,198	12,550
Total Property Management Fee Revenue	-		-	-	-
Total Bookkeeping Fee Revenue	-		-	-	-
Total Asset Management Fee Revenue	-		-	-	-
Total Operating Income	2,789,307		929,772	714,997	(214,775)
<u>Operating Expenses</u>					
<u>Administrative Expenses</u>					
Salary and Benefits	358,987		119,664	87,287	32,377
Property Management Fees	180,696		60,232	61,442	(1,210)
Information Technology, Telephone & Equip	70,652		23,552	40,895	(17,343)
Consultant & Contracts	12,017		4,004	4,884	(880)
Office/ Misc Admin	46,252		15,412	9,147	6,265
Legal and Audit Costs	22,015		7,340	9,361	(2,021)
Sub-Total Administrative Expenses	690,619		230,204	213,016	17,188
Total Tenant Services	195,044		65,016	39,747	25,269
Total Utilities	285,050		95,016	99,676	(4,660)
<u>Maintenance and Operations</u>					
Salary and Benefits	615,868		205,296	193,800	11,496
Maintenance Materials	120,416		40,140	87,144	(47,004)
Maintenance Contract Costs	539,645		179,880	188,226	(8,346)
Sub-Total Maintenance Expenses	1,275,929		425,316	469,170	(43,854)
Total Protective Services	667		224	150	74
Total Insurance Expenses	173,204		57,736	59,335	(1,599)
Total General Expenses	102,990		34,328	62,561	(28,233)
Total Interest Expense	-		-	-	-
Utility Reimbursements and FSS Escrow Payments	78,755		26,252	27,081	(829)
Total Routine Operating Expenses	2,802,258		934,092	970,736	(36,644)
Cash Flow (Deficit) from Operations	(12,951)		(4,320)	(255,740)	(251,420)

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
Unaudited
Month Ending
07.31.2026

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	194,100	191,739	(2,361)
Total Grant Revenue	775,224	258,412	174,832	(83,580)
Total Investment Revenue - Unrestricted	1,000	336	2,680	2,344
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	3,452	1,156	1,461	305
Total Property Management Fee Revenue	-	-	-	-
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	-	-	-	-
Total Operating Income	1,361,961	454,004	370,712	(83,292)
Operating Expenses				
Administrative Expenses				
Salary and Benefits	203,843	67,942	43,704	24,238
Property Management Fees	108,564	36,188	37,922	(1,734)
Information Technology, Telephone & Equip	39,798	13,272	21,095	(7,823)
Consultant & Contracts	6,925	2,312	1,858	454
Office/ Misc Admin	22,487	7,504	3,737	3,767
Legal and Audit Costs	22,073	7,356	20,806	(13,450)
Sub-Total Administrative Expenses	403,690	134,574	129,122	5,452
Total Tenant Services	99,565	33,204	24,684	8,520
Total Utilities	84,905	28,304	23,786	4,518
Maintenance and Operations				
Salary and Benefits	213,080	71,030	48,925	22,105
Maintenance Materials	40,165	13,392	1,697	11,695
Maintenance Contract Costs	334,698	111,576	80,412	31,164
Sub-Total Maintenance Expenses	587,943	195,998	131,034	64,964
Total Protective Services	267	88	183	(95)
Total Insurance Expenses	123,846	41,284	40,489	795
Total General Expenses	101,434	33,812	4,517	29,295
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	27,037	9,012	6,168	2,844
Total Routine Operating Expenses	1,428,687	476,276	359,983	116,293
Cash Flow (Deficit) from Operations	(66,726)	(22,272)	10,729	33,001

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft
Unaudited
Month Ending
07.31.2026

PH - AMP4 - Stillwell Towers	Annual Budget FY 2027		Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
Operating Income					
Total Tenant Revenue	559,445		186,484	183,477	(3,007)
Total Grant Revenue	1,169,320		389,772	260,269	(129,503)
Total Investment Revenue - Unrestricted	500		168	1,246	1,078
Total Investment Revenue - Restricted	-		-	-	-
Total Other Revenue	137,563		45,856	24,690	(21,166)
Total Property Management Fee Revenue	-		-	-	-
Total Bookkeeping Fee Revenue	-		-	-	-
Total Asset Management Fee Revenue	-		-	-	-
Total Operating Income	1,866,828		622,280	469,683	(152,597)
Operating Expenses					
Administrative Expenses					
Salary and Benefits	316,218		105,408	67,597	37,811
Property Management Fees	170,244		56,748	58,547	(1,799)
Information Technology, Telephone & Equip	68,805		22,936	34,775	(11,839)
Consultant & Contracts	10,744		3,580	2,849	731
Office/ Misc Admin	37,326		12,448	8,260	4,188
Legal and Audit Costs	20,772		6,924	7,650	(726)
Sub-Total Administrative Expenses	624,109		208,044	179,677	28,367
Total Tenant Services	137,439		45,816	37,032	8,784
Total Utilities	168,197		56,064	49,669	6,395
Maintenance and Operations					
Salary and Benefits	392,840		130,956	100,103	30,853
Maintenance Materials	131,171		43,724	42,713	1,011
Maintenance Contract Costs	217,129		72,380	77,456	(5,076)
Sub-Total Maintenance Expenses	741,140		247,060	220,272	26,788
Total Protective Services	160,133		53,376	49,564	3,812
Total Insurance Expenses	154,280		51,428	66,074	(14,646)
Total General Expenses	50,218		16,740	(53)	16,793
Total Interest Expense	-		-	-	-
Utility Reimbursements and FSS Escrow Payments	457		152	168	(16)
Total Routine Operating Expenses	2,035,973		678,680	602,403	76,277
Cash Flow (Deficit) from Operations	(169,145)		(56,400)	(132,720)	(76,320)

Housing Authority of Savannah

Budget to Actual Operating Statements

Draft

Unaudited

Month Ending

07.31.2026

PH - AMP6 - Yamacraw Village	Annual Budget FY 2027		Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
Operating Income					
Total Tenant Revenue	111,931		37,312	75,837	38,525
Total Grant Revenue	2,081,496		693,832	668,044	(25,788)
Total Investment Revenue - Unrestricted	500		168	10,004	9,836
Total Investment Revenue - Restricted	-		-	-	-
Total Other Revenue	68,595		22,868	11,458	(11,410)
Total Property Management Fee Revenue	-		-	-	-
Total Bookkeeping Fee Revenue	-		-	-	-
Total Asset Management Fee Revenue	-		-	-	-
Total Operating Income	2,262,522		754,180	765,344	11,164
Operating Expenses					
Administrative Expenses					
Salary and Benefits	406,499		135,500	106,009	29,491
Property Management Fees	256,584		85,528	91,186	(5,658)
Information Technology, Telephone & Equip	66,747		22,256	51,690	(29,434)
Consultant & Contracts	4,633		1,544	4,459	(2,915)
Office/ Misc Admin	42,977		14,324	14,017	307
Legal and Audit Costs	22,705		7,572	28,068	(20,496)
Sub-Total Administrative Expenses	800,145		266,724	295,429	(28,705)
Total Tenant Services	220,394		73,472	53,154	20,318
Total Utilities	239,347		79,784	69,954	9,830
Maintenance and Operations					
Salary and Benefits	288,689		96,228	102,129	(5,901)
Maintenance Materials	37,486		12,492	24,363	(11,871)
Maintenance Contract Costs	166,758		55,584	60,471	(4,887)
Sub-Total Maintenance Expenses	492,933		164,304	186,962	(22,658)
Total Protective Services	533		176	187	(11)
Total Insurance Expenses	145,177		48,392	38,994	9,398
Total General Expenses	26,060		8,688	(1,133)	9,821
Total Interest Expense	-		-	-	-
Utility Reimbursements and FSS Escrow Payments	64,926		21,644	20,641	1,003
Total Routine Operating Expenses	1,989,515		663,184	664,188	(1,004)
Cash Flow (Deficit) from Operations	273,007		90,996	101,155	10,159

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Business Activities - SCB Kayton	Annual Budget FY 2027		Year to Date Budget	Year to Date Actual	Favorable (Unfavorable) Variance
Operating Income					
Total Tenant Revenue	1,636,730		545,576	549,599	4,023
Total Grant Revenue	-		-	-	-
Total Investment Revenue - Unrestricted	500		168	349	181
Total Investment Revenue - Restricted	-		-	-	-
Total Other Revenue	1,040		348	2,375	2,027
Total Property Management Fee Revenue	-		-	-	-
Total Bookkeeping Fee Revenue	-		-	-	-
Total Asset Management Fee Revenue	-		-	-	-
Total Operating Income	1,638,270		546,092	552,323	6,231
Operating Expenses					
Administrative Expenses					
Salary and Benefits	234,633		78,208	71,862	6,346
Property Management Fees	98,296		32,764	30,051	2,713
Information Technology, Telephone & Equip	59,035		19,680	9,055	10,625
Consultant & Contracts	6,143		2,048	-	2,048
Office/ Misc Admin	35,689		11,896	9,728	2,168
Legal and Audit Costs	14,763		4,924	4,292	632
Sub-Total Administrative Expenses	448,559		149,520	124,988	24,532
Total Tenant Services	34,728		11,576	5,886	5,690
Total Utilities	178,632		59,548	47,315	12,233
Maintenance and Operations					
Salary and Benefits	177,876		59,296	58,381	915
Maintenance Materials	135,004		45,008	48,268	(3,260)
Maintenance Contract Costs	324,275		108,092	85,698	22,394
Sub-Total Maintenance Expenses	637,155		212,396	192,346	20,050
Total Protective Services	1,566		524	104	420
Total Insurance Expenses	114,847		38,284	53,047	(14,763)
Total General Expenses	11,366		3,788	25,103	(21,315)
Total Interest Expense	-		-	-	-
Utility Reimbursements and FSS Escrow Payments	-		-	-	-
Total Routine Operating Expenses	1,426,853		475,636	448,790	26,846
Cash Flow (Deficit) from Operations	211,417		70,456	103,533	33,077

*13

*14

*15

*13 Online Rental Exchange software budgeted and will begin usage soon

*14 \$14K Liability Legal Defense

*15 Bad Debt higher than expected. Expected to fall closer in line to 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
Business Activities Income				
Total Tenant Revenue	-	-	-	-
Total Grant Revenue	-	-	-	-
Total Investment Revenue - Unrestricted	413,177	137,733	142,782	5,049
Total Investment Revenue - Restricted	-	-	-	-
Total Other Revenue	1,178,751	392,916	376,435	(16,481)
Total Property Management Fee Revenue	98,296	32,764	30,051	(2,713)
Total Bookkeeping Fee Revenue	-	-	-	-
Total Asset Management Fee Revenue	137,288	45,764	45,422	(342)
Total Operating Income	1,827,512	609,177	594,690	(14,487)
Operating Expenses				
Administrative Expenses				
Salary and Benefits	1,169,594	389,868	211,932	177,936
Property Management Fees	-	-	-	-
Information Technology, Telephone & Equip	22,965	7,652	7,007	645
Consultant & Contracts	104,460	34,824	23,024	11,800
Office/ Misc Admin	101,944	33,980	35,788	(1,808)
Legal and Audit Costs	120,293	40,096	26,522	13,574
Sub-Total Administrative Expenses	1,519,256	506,420	304,272	202,148
Total Tenant Services	4,000	1,332	275	1,057
Total Utilities	-	-	956	(956)
Maintenance and Operations				
Salary and Benefits	-	-	3,928	(3,928)
Maintenance Materials	4,514	1,504	-	1,504
Maintenance Contract Costs	66,857	22,284	21,290	994
Sub-Total Maintenance Expenses	71,371	23,788	25,218	(1,430)
Total Protective Services	-	-	-	-
Total Insurance Expenses	32,135	10,712	9,635	1,077
Total General Expenses	-	-	-	-
Total Interest Expense	-	-	-	-
Utility Reimbursements and FSS Escrow Payments	-	-	-	-
Total Routine Operating Expenses	1,626,762	542,252	340,356	201,896
Cash Flow (Deficit) from Operations	200,750	66,925	254,334	187,409

*16

*16 Local Fund - Development Fee Income - LIHTC installments for The Pines at Garden City still to be received

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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		72,844	70,944	(1,900)
HUD Operating Subsidies	3,365,767		1,121,924	1,339,561	217,637
Homeownership Admin Fee Income	9,000		3,000	-	(3,000)
Investment Revenue - Unrestricted	1,500		504	33,642	33,138
Fraud - Admin	8,500		2,832	-	2,832
Misc Income Account	-		-	1,037	1,037
Total HCV Administrative Income	3,603,299		1,201,104	1,445,184	249,744
HCV Admin Expenses					
Administrative Expenses					
Salary and Benefits	1,867,485		622,500	423,522	198,978
COCC Management Fees	421,632		140,544	140,640	(96)
Information Technology, Telephone & Equip	254,520		84,840	47,982	36,858
Consultant & Contracts	130,400		43,468	31,222	12,246
Office/ Misc Admin	107,827		35,952	38,506	(2,554)
Legal and Audit Costs	44,919		14,972	14,930	42
Sub-Total Administrative Expenses	2,826,783		942,276	696,802	245,474
Total Tenant Services	8,701		2,900	15,729	(12,829)
Total Utilities	34,303		11,432	9,403	2,029
Total Maintenance and Operations	295,000		98,332	99,102	(770)
Total Protective Services	3		-	-	-
Total Insurance Expenses	106,789		35,596	32,567	3,029
Total General Expenses	9,652		3,216	-	3,216
Total Interest Expense	-		-	-	-
Total Routine Operating Expenses	3,281,231		1,093,752	853,604	240,148
Cash Flow (Deficit) from Operations	322,068		107,352	591,580	484,228

*17 Positive variance due to more Port In HAP Earned than expected (payments from other PHAs to house their residents)

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

*19 Online Rental Exchange software budgeted and will begin usage soon

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

*21 More disbursements than expected

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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		12,509,672	13,783,170	1,273,498
Fraud-HAP	8,500		2,832	-	2,832
FSS Forfeiture Income	800		268	8,316	8,048
Investment Income - Restricted	-		-	-	-
Total HCVP HAP Income	37,538,321		12,512,772	13,791,486	1,284,378
HAP Expenses					
Housing Assistance Payments	34,843,734		11,614,580	12,844,814	(1,230,234)
Utility Reimbursement Payments - URP	1,396,991		465,664	504,778	(27,146)
Port-Out HAP Payments	996,969		332,320	264,427	67,893
FSS Escrow Payments	300,627		100,208	110,768	(10,560)
Total Routine Operating Expenses	37,538,321		12,512,772	13,724,787	(1,200,047)
Cash Flow (Deficit) from Operations	-		-	66,699	66,699