

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH**

May 14, 2019

The Board of Commissioners of the Housing Authority of Savannah met in regular session at the offices of the Housing Authority, 1407 Wheaton Street, beginning at approximately 12:15 p.m., Tuesday, May 14, 2019. After a moment of silence, the meeting was called to order by Chairman Wanda Parrish and upon roll call those present and absent were as follows:

Present: Wanda Parrish, Chairman
 Bobby Lockett, Vice Chairman
 Thomas Henry
 Ron Scalf

Absent: G. Lind Taylor

Also present were Executive Director Earline Wesley Davis, Director of Development Services Kenneth Clark, Director of Assisted Housing Programs Lynn Coleman, Director of Human Resources Shaundese Duncan, Director of Finance Robert Faircloth, Director of Resident Services Yolanda Fontaine, Director of Facilities Management Robert Marshall, Management Analyst Tammy Brawner, Asset Manager Irvonia Brooks, Senior Accountant/Internal Auditor Neikelle Ferris, Asset Manager Inez Green, Accounting Administrator Jeff Hanna, Procurement Manager Monifa Johnson, HOPE Community and Supportive Services Coordinator/Homeownership Specialist DaShawna Kea, Real Estate Analyst Rafaella Nutini, ROSS Service Coordinator Brenda Pollen, Asset Manager Elizabeth Richardson, Family Self-Sufficiency Coordinator Paprice Simmons, Asset Manager Kim-Nee Stewart. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP and Attorney Vanessa Lotson were also in attendance.

APPROVAL OF CONSENT AGENDA

The Consent Agenda included the minutes of the April 16, 2019 regular meeting, April 19, 2019 special meeting, May 8, 2019 special meeting, Financial Report, Asset Management Report, Resident Services Report and Assisted Housing Programs Report. Commissioner Lockett made a motion that the consent agenda be approved. Commissioner Henry seconded the motion and it passed unanimously.

DEVELOPMENT SERVICES REPORT

Director of Development Services Ken Clark presented his departmental report. Mr. Clark called on Real Estate Analyst Rafaella Nutini to discuss the current Capital Needs Assessment (CNA) work of the real estate portfolio that is currently taking place. Mr. Clark and Ms. Nutini answered the questions of the Commissioners regarding the procurement process, the percentage of units that is being sampled as part of the work and the HUD CNA E-tool system.

ADOPTION OF BOARD RESOLUTION FOR LOW INCOME HOUSING TAX CREDIT APPLICATION FOR RIVER POINTE II, PHASE II

At its April 19, 2019 special meeting of the Board of Commissioners, the Board conducted a workshop to receive details of development work taking place in River Pointe II, along Wheaton Street. This development work is part of ongoing work in the East Savannah Gateway area, as a result of the 2014 East Savannah Gateway Transformation Plan.

Mr. Clark continued by detailing the development plans for mixed-income housing on portions of the former Blackshear site between Stirling Street and Pounder Street on the northeast side of Wheaton Street and between Waters Avenue and Harmon Street on the southwest side of Wheaton Street. This area will constitute River Pointe II, Phase II. Mr. Clark said that the current development proposal includes forty-seven (47) units available to households with incomes at or below 60% of area median income (AMI), fifteen (15) available to households at or below 30% of AMI, and 6 units with no income restrictions. To support the construction of the affordable units, HAS would:

- 1) Provide a long-term ground lease at closing. An option to ground lease would be provided to accompany the tax credit application as evidence of site control.
- 2) Provide gap financing in an amount not to exceed \$750,000. The final amount will be determined after tax credit pricing and loan sizing has become firm.

In order to accomplish these goals, staff is seeking adoption of a resolution to authorize take all actions necessary or desirable, to submit a tax credit application for the development of River Pointe II Phase II. The deadline for the application is May 23, 2019. A discussion followed in which Commissioner Scalf asked for a unit breakdown of the new phase development and also a brief overview of the financial structure of the deal.

After this discussion, Commissioner Scalf made a motion, seconded by Commissioner Lockett, to adopt Board Resolution No. 05-19-03, authorizing the submission. The board resolution immediately follows these minutes.

ADOPTION OF BOARD RESOLUTION FOR CHOICE NEIGHBORHOODS PLANNING GRANT APPLICATION

Director of Resident Services Yolanda Fontaine announced that HAS hoped to apply for a Choice Neighborhoods Planning Grant, with the City of Savannah as the co-applicant for the Simon Frazier Homes public housing neighborhood. After a presentation detailing the opportunity that a choice neighborhoods planning process would provide for Frazier Homes, as a uniquely positioned property for the grant, Commissioner Lockett moved to adopt Board Resolution No. 05-19-04 authorizing HAS to submit an application for Simon Frazier Homes for a FY 2019 Choice Neighborhoods Planning Grant, by the deadline of June 10, 2019. Commissioner Scalf seconded the motion and the resolution was unanimously adopted. The resolution follows these minutes.

ADOPTION OF SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION

Director of Assisted Housing Programs Lynn Coleman 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.

Ms. Coleman answered questions of the Commissioners and following the discussion, Commissioner Henry made a motion to approve the Section 8 Management Assessment Program Certification and to authorize the Chairman and Executive Director to execute the form, and accompanying Board Resolution No. 05-19-05. Commissioner Lockett seconded the motion and it was unanimously approved.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Earline Davis provided a written report to the Board, which follows these minutes.

CANCELLATION OF JULY BOARD OF COMMISSIONERS MEETING

During her report, Ms. Davis stated that typically the July Board of Commissioners is cancelled as a summer break of sorts. Commissioner Scalf moved to cancel the July meeting. This motion was seconded by Commissioner Henry and the July 9, 2019 regular meeting was cancelled.

COMMENTS FROM COMMISSIONERS

Comments were received from the Board regarding capital improvements at Yamacraw Village and a recent purge of the Housing Authority's public housing waiting list.

EXECUTIVE SESSION

At 1:25 p.m., Chairman Parrish closed the public meeting to enter executive session to discuss a personnel matter. The affidavit of Chairman Wanda Parrish, the presiding officer, is attached to these minutes and made a part hereof.

CONSULTING AGREEMENT FOR KENNETH CLARK

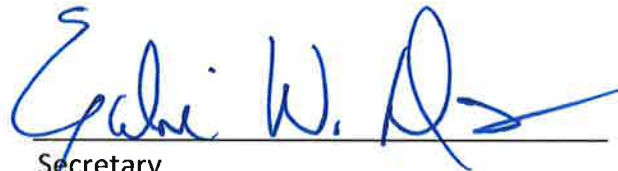
At 1:32 p.m., the Board of Commissioners returned to open session. Commissioner Lockett then moved to ratify the consulting agreement between the Housing Authority of Savannah and Kenneth Clark, the Director of Development Services whose last day of employment with HAS will be May 23, 2019. Commissioner Scalf seconded the motion, which passed unanimously.

There being no further business, the Chairman declared the meeting adjourned at 1:35 p.m.

ATTEST:



Chairman



Secretary

Approval Date: June 11, 2019

BOARD RESOLUTION

PHA Name: Housing Authority of Savannah

PHA Code: GA002

Board Resolution Number: 05-19-01

WHEREAS, in 2012, the Housing Authority of Savannah ("HAS") received a Choice Neighborhoods Planning Grant (the "Grant") from the United States Department of Housing and Urban Development ("HUD") for the purpose of the development of a comprehensive neighborhood revitalization plan along the Wheaton Street corridor focused on housing, people and neighborhoods;

WHEREAS, following receipt of the Grant HAS began an extensive and collaborative planning process that included community organizations, neighborhood residents, local government officials, and other key stakeholders, including the City of Savannah;

WHEREAS, the planning process resulted in the East Savannah Gateway Transformation Plan (the "Plan") which was accepted by HUD and which was adopted and approved by the Mayor and Aldermen of the City of Savannah in May 2014, with the City being identified with HAS as a co-lead entity;

WHEREAS, under the Plan, through HAS and its developer, Hunt Development Group (the "Developer"), (1) 172 units of new housing have been completed on the former site of Robert Hitch Village (now "The View at Oglethorpe"), (2) rehabilitation and renovation of the former Fred Wessels Homes and Edgar Blackshear Homes has been completed with the renovated neighborhoods respectively labelled River Pointe I and River Pointe II, and (3) various units on both the former Wessels and Blackshear sites have been demolished;

WHEREAS, HAS with its Developer has begun the process for the development of mixed-income housing on portions of the former Blackshear site between Stirling Street and Pounder Street on the northeast side of Wheaton Street and between Waters Avenue and Harmon Street on the southwest side of Wheaton Street, said proposed development to be known as River Pointe II, Phase II;

WHEREAS, HAS and the Developer have identified two cul-de-sacs owned by the City which would be beneficial to the development of River Pointe II, Phase II if owned and controlled by HAS. The cul-de-sacs are located at the end of Edinburgh Street and Reid Street, as shown on the attached Exhibit A and are entirely surrounded by HAS owned property, i.e. the portion of the former Blackshear site on the northeast side of Wheaton Street;

WHEREAS, the preliminary development plan for River Pointe II, Phase II is attached hereto as Exhibit B and which shows the redevelopment of the cul-de-sac areas;

WHEREAS, under the Charter of the City of Savannah, The City is authorized and empowered to sell streets or portions thereof no longer serving the particular purpose for which the streets or portions thereof were originally established to abutting property owners, for such compensation as may to the Mayor and Aldermen of the City of Savannah seem reasonable and just;

WHEREAS, the cul-de-sac owned by the City located on the end of Reid Street is entirely bounded by property owned by the Housing Authority of Savannah. Said cul-de-sac being shown on the attached Exhibit A and hereinafter referred to as the "Reid Street cul-de-sac;" and

WHEREAS, the cul-de-sac that is owned by the City located on the end of Edinburgh Street, is also entirely bounded by property owned by the Housing Authority of Savannah. Said cul-de-sac being shown on the attached Exhibit A and hereinafter referred to as the "Edinburgh Street cul-de-sac;" and

WHEREAS, the Housing Authority of Savannah seeks the conveyance of the cul-de-sacs to further carry out the Plan; and

It is now therefore RESOLVED that:

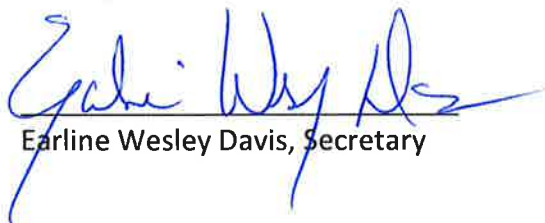
The Housing Authority of Savannah in order to further carry out the East Savannah Gateway Transformation Plan shall seek the conveyance of the Reid Street cul-de-sac and the Edinburgh cul-de-sac from the City of Savannah for a reasonable and just price, and the Chairman, and in her absence, the Vice Chairman, along with the Executive Director, as Secretary, are hereby authorized to execute all documents, including all necessary agreements for the conveyance and necessary to obtain title to the two cul-de-sacs.

ADOPTED THIS 8th day of May, 2019.

HOUSING AUTHORITY OF SAVANNAH

By: 
Wanda Parrish, Chairman

ATTEST:


Earline Wesley Davis, Secretary

BOARD RESOLUTION

PHA Name: Housing Authority of Savannah

PHA Code: GA002

Board Resolution Number: 05-19-02

WHEREAS, in connection with the next phase in the East Savannah Gateway revitalization initiative, the Housing Authority of Savannah ("HAS") along with its development partner, Hunt Development Group ("Hunt"), desires to develop River Point II/Phase II (the "Project");

WHEREAS, HAS and Hunt prepared a predevelopment budget (the "Budget") to include funds associated with the predevelopment of the Project (the "Predevelopment"), a copy of which is attached hereto as Exhibit A; and

WHEREAS, to cover a portion of the Predevelopment costs, HAS desires to loan to River Pointe II Phase II, LLC (the "Project Owner") an amount not to exceed \$400,000.00 from available capital and/or other financing funds (the "HAS Predevelopment Loan");

WHEREAS, the HAS Board of Commissioners desires to authorize Wanda Parrish, the Chair of the Board and in the Chair's absence or unavailability the Vice Chair, and the Secretary of the Board/Executive Director of HAS, to execute such agreements, notices, applications, all applicable certifications and other writings necessary or deemed appropriate by the executing officer in connection the HAS Predevelopment Loan;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Commissioners of the Housing Authority of Savannah as follows:

The Board of Commissioners does hereby (i) approve the Predevelopment Loan; and (ii) authorize and direct the Chair of the Board and in the Chair's absence or unavailability the Vice-Chair, and the Secretary of the Board/Executive Director of HAS (each an "Executing Officer"), in connection with the scope, determination and execution of the HAS Predevelopment Loan, to execute and deliver any other consents, documents and instruments as necessary or desirable in connection with the HAS Predevelopment Loan, to take such action as the Executing Officer considers to be appropriate regarding the HAS Predevelopment Loan, and to take such other action as the Executing Officer considers to be appropriate to accomplish the objectives contemplated by these resolutions.

[Signatures on following page]

ADOPTED THIS 8th day of May, 2019.

HOUSING AUTHORITY OF SAVANNAH

By: Wanda Parrish
Wanda Parrish, Chairman

ATTEST:

Earline W. Davis
Earline Wesley Davis, Secretary

BOARD RESOLUTION

PHA Name: Housing Authority of Savannah

PHA Code: GA002

Board Resolution Number: 05-19-03

WHEREAS, in connection with the next phase in the East Savannah Gateway revitalization initiative, the Housing Authority of Savannah ("HAS") along with its development partner, Hunt Development Group ("Hunt"), desires to develop River Point II/Phase II (the "Project");

WHEREAS, HAS owns the site containing the Project (the "Land");

WHEREAS, HAS and River Pointe II Phase II, LLC (the "Company") desire to enter into a contract for ground lease (the "Contract for Ground Lease") granting site control of the Land to the Company;

WHEREAS, the Company or its representatives have prepared a low-income housing tax credit application (the "LIHTC Application") for submission to the Georgia Department of Community Affairs;

WHEREAS, HAS desires to extend financing for construction of the Project to the Company in an amount not to exceed \$750,000;

NOW, THEREFORE, in connection with the development, construction and equipping of the Project, the Board of Commissioners hereby adopt the following resolutions:

BE IT RESOLVED, that the Executive Director of HAS and/or her designee is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings (collectively the "Agreements") the Executive Director shall deem to be necessary or desirable in the consummation of the transactions herein contemplated;

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executive Director of HAS or her designee, in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of HAS, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized and directed for and on behalf of, and as the act and deed of HAS, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executive Director shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the Executive Director to such end are hereby expressly ratified and confirmed as the acts and deeds of HAS.

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

PASSED this ___ day of May, 2019.

HOUSING AUTHORITY OF SAVANNAH

By: Wanda Parrish
WANDA PARRISH, Chairman

Attest:

Earline Wesley Davis
Earline Wesley Davis, Secretary

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ADOPTED THIS 14th day of May, 2019.

HOUSING AUTHORITY OF SAVANNAH

By: 

Wanda Parrish, Chairman

ATTEST:


Earline Wesley Davis, Secretary

BOARD RESOLUTION

PHA Name: Housing Authority of Savannah

PHA Code: GA002

Board Resolution Number: 05-19-04

WHEREAS, On April 10, 2019, the U.S. Department of Housing and Urban Development ("HUD") issued the Choice Neighborhoods Planning Grants ("Choice Planning Grant") Notice of Funding Availability, FR-6300-N-38 (the "NOFA"), which outlines the Choice Planning Grant application requirements;

WHEREAS, Choice Neighborhoods initiative "...supports locally driven solutions for transforming distressed neighborhoods using place-based strategies to address interconnected challenges poor quality housing, inadequate schools, poor health, high crime and lack of capital";

WHEREAS, Choice Planning Grants provide funds for comprehensive neighborhood planning activities, including the development of a neighborhood transformation plan (the "Transformation Plan") to neighborhoods surrounding public or HUD-assisted housing;

WHEREAS, the Housing Authority of Savannah ("HAS") has determined that it would be desirable to target for a Choice Planning Grant the Simon Frazier Homes public housing neighborhood that is comprised of 236 units of traditional public housing;

WHEREAS, Simon Frazier Homes is located within the Martin Luther King, Jr. Boulevard and Montgomery Street Revitalization Corridor that is a designated Urban Redevelopment Area focused on increasing economic viability and neighborhood sustainability;

WHEREAS, this area has also been designated by the Mayor and Aldermen of the City of Savannah as an Enterprise Zone, which provides financial incentives to business that choose to invest in the area through land improvement and/or job creation;

WHEREAS, the adoption of this Resolution, and the submission to HUD of the Choice Neighborhoods Planning Grant application for Simon Frazier Homes supports the mission of the Housing Authority of Savannah;

NOW THEREFORE, BE IT RESOLVED, the Board of Commissioners hereby authorizes the Executive Director, and, as applicable The Chairman of the Board of Commissioners, to:

1) submit to HUD a Choice Planning Grant application for Simon Frazier Homes, in response to the FY 2019 NOFA;

2) to execute all such certifications and other supporting documents, in connection with the application, as may be required by HUD; and

3) if HAS is awarded a Choice Planning Grant for Simon Frazier Homes, to execute a grant agreement, and such other supporting or related documents as HUD may require.

BOARD RESOLUTION

PHA Name: Housing Authority of Savannah

PHA Code: GA002

Board Resolution Number: 05-19-05

WHEREAS, the Housing Authority of Savannah must submit to the U.S. Department of Housing and Urban Development, the Section 8 Management Assessment Program (SEMAP) Certification (Form HUD-52648) on or before May 30, 2019; and

WHEREAS, the submission of the Form HUD-52648 requires the approval and authorization of the Housing Authority of Savannah Board of Commissioners; and

WHEREAS, the certification must be submitted electronically through HUD's website on or before May 30, 2019 by the approval of the Executive Director; and

WHEREAS, the Board of Commissioners of the Housing Authority of Savannah has determined to the best of their knowledge that the Section 8 Management Assessment Program Certification for fiscal year ending March 31, 2019 is true and correct.

NOW THEREFORE, IT IS HEREBY RESOLVED that the Board of Commissioners of the Housing Authority of Savannah ratifies confirms and approves the submittal of the Section 8 Management Assessment Program (SEMAP) Certification (Form HUD-52648), which will be submitted electronically through HUD's website, on or before May 30, 2019.

ADOPTED THIS 14th day of May, 2019.

HOUSING AUTHORITY OF SAVANNAH

By: 
Wanda Parrish, Chairman

ATTEST:


Earline Wesley Davis, Secretary

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 02/29/2020)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name Housing Authority of Savannah	For PHA FY Ending (mm/dd/yyyy) 03/31/2019	Submission Date (mm/dd/yyyy) 05/14/2019
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Check here if the PHA expends less than \$300,000 a year in Federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response At least 98% of units sampled 80 to 97% of units sampled Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response At least 90% of files sampled 80 to 89% of files sampled Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response At least 98% of cases sampled Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).
Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes No

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes No

Enter current FMRs and payment standards (PS)

0-BR FMR <u>827</u>	1-BR FMR <u>870</u>	2-BR FMR <u>996</u>	3-BR FMR <u>1364</u>	4-BR FMR <u>1554</u>
PS <u>768</u>	PS <u>834</u>	PS <u>957</u>	PS <u>1308</u>	PS <u>1528</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes No

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes No

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes No

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

91

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

92

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

0

Percent of FSS slots filled (b + c divided by a)

101.00

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program

Check here if not applicable

PHA Response Yes No

0

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
 - (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;
- or
- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response Yes No

If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy)

05/14/2019

Date (mm/dd/yyyy)

05/14/2019

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) 05/14/2019

PHA Name Housing Authority of Savannah

Principal Operating Area of PHA Savannah, GA
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area 24% (Savannah)

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) 567 a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- 1,663 b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- 34.10 c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).

Is line c 50% or more? Yes No

- 2) 34.10 a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- 33 b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- 89 c. Number of Section 8 families with children who moved during the last completed PHA FY.
- 37.08 d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes No

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes No

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.