

**REGULAR MEETING**  
**OF THE BOARD OF COMMISSIONERS OF THE**  
**HOUSING AUTHORITY OF SAVANNAH**  
**January 14, 2025**

The Board of Commissioners of the Housing Authority of Savannah met in regular session at the office of the Housing Authority of Savannah, 1407 Wheaton Street – Building A Board Room beginning at 12:15 p.m. on Tuesday, January 14, 2025. 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  
                  Darrel Daise  
                  Michael Holland  
                  Happi Peavey-Guzman

Absent:         Edward Gresham, Vice Chairman

Also present were Executive Director Evette Hester, Director of Finance Robert Faircloth, Director of Human Resources Shannell Hardwick, Director of Real Estate Development Rafaella Nutini, Management Analyst Tammy Brawner, Lead Section 8 Case Manager Sandy Glicken, Homeownership Specialist DaShawna Kea, Resident Advisor Deborah Bulloch, and Resident Advisor Sophia Perry. Attorney Dana Braun and Attorney Laney Tuten, both of Ellis, Painter, Ratterree, & Adams LLP, Publisher Eric Curl of *Savannah Agenda*, Attorney David Sunshine Hamburger of Georgia Legal Services, and other guests were also in attendance.

The Chairwoman opened the meeting with a moment of silence.

### **APPROVAL OF CONSENT AGENDA**

The Consent Agenda included the minutes of the December 10, 2024 regular meeting; Resident Services Report; Asset and Property Management Report; Assisted Housing Programs Report; and Financial Report. Commissioner Daise made a motion to approve the consent agenda. Commissioner Holland seconded the motion and it passed unanimously.

### **ADOPTION OF SUPPLEMENTAL BOND RESOLUTION FOR THE PINES AT GARDEN CITY**

On September 10, 2024, HAS adopted a Bond Resolution authorizing the issuance of revenue bonds for the purpose of financing the acquisition and renovation of ninety-four affordable housing units, known as The Pines at Garden City, located in Garden City, GA.

Director of Real Estate Development Rafaella Nutini addressed the Board of Commissioners regarding proposed changes to the original bond terms that would require the adoption of a supplemental bond resolution to ratify final terms.

Following a discussion, Commissioner Daise made a motion, seconded by Commissioner Holland, to adopt Board Resolution 01-25-01. The motion carried unanimously, and the resolution immediately follows the minutes.

### **ADOPTION OF PHA CERTIFICATION OF COMPLIANCE WITH THE PHA PLANS AND RELATED REGULATIONS BOARD RESOLUTION**

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

Ms. Nutini and Ms. Brawner provided an overview of the planning process and proposed goals and activities for the FY 2025 Annual and Five-Year Plans. Ms. Brawner stated that a public hearing was held on January 13, 2025 in order to give residents and the community the opportunity to comment. No comments were received by the public or the Housing Authority's Resident Advisory Board.


After a discussion, Commissioner Holland moved to adopt Board Resolution 01-25-02 to approve the Housing Authority of Savannah's FY 2025 Annual Plan and FY 2025 Five-Year Plan and to authorize execution of the *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (Form HUD-50077) by the Chairwoman and Executive Director. Commissioner Peavey-Guzman seconded the motion, which passed unanimously. The resolution follows these minutes.

### EXECUTIVE DIRECTOR'S REPORT

Ms. Hester opened her report by expressing appreciation to staff for their support and hard work; and providing recognition of the strong foundation laid for her by her predecessor. Report highlights included:

- Report on meetings with partners and state legislators
- Rent structures and operating costs for the HCV and Public Housing programs
- RAD analysis and asset review being conducted; brief overview of HAS portfolio provided
- Board reports will be reformatted to expand the information provided for easier navigation
- Goals and objectives being developed or have already been provided by all departments for ongoing progress tracking across the agency
- Policy revisions will be forthcoming

There being no further business, the Chairwoman adjourned the meeting at 1:03 p.m.

  
Secretary

ATTEST:

  
Chairwoman

Approval Date: February 11, 2025

## SUPPLEMENTAL BOND RESOLUTION

WHEREAS, the Housing Authority of Savannah (the “Issuer”) is a public body corporate and politic duly organized and validly existing under the Constitution and laws of the State of Georgia, including the Housing Authorities Law of the State of Georgia (Official Code of Georgia Annotated, Section 8-3-1, *et seq.*), as amended (the “Act”), and activated by a resolution of the Mayor and Aldermen of the City of Savannah, adopted on December 22, 1937; and

WHEREAS, the Issuer was created for the purpose, *inter alia*, of financing safe and sanitary multifamily dwelling units for citizens of the State of Georgia with low and moderate income, and the Act empowers the Issuer to issue its revenue obligations, in accordance with the provisions thereof and the applicable provisions of the Revenue Bond Law of the State of Georgia, O.C.G.A. Section 36-82-60, *et seq.*, as amended, in order to finance “eligible housing units” (as defined in the Act) and, all in furtherance of the public purpose for which it was created; and

WHEREAS, on September 10, 2024, the Issuer adopted a resolution (the “Original Resolution”) authorizing the issuance of (i) Housing Authority of Savannah Multifamily Tax-Exempt Bonds (Fannie Mae MBS Secured) (The Pines at Garden City Project), Series 2025A (the “Series 2025A Bonds”) and (ii) Housing Authority of Savannah Multifamily Housing Revenue Bonds (The Pines at Garden City Project), Series 2025B (the “Series 2025B Bonds” and, together with the Series 2025A Bonds, the “Bonds”), in an aggregate principal amount not to exceed \$16,000,000, the proceeds of which will be loaned by the Issuer to Pines Acquisition Partners, LP, a Georgia limited partnership (the “Borrower”), in order to pay a portion of the costs of the acquisition, rehabilitation and equipping of an approximately 94-unit multifamily housing development located at 145 Priscilla D. Thomas Way, Garden City, Georgia 31408, known as The Pines at Garden City (the “Project”); and

WHEREAS, the Issuer now proposes to authorize the final par amount, interest rate, maturity date and maximum annual debt service with respect to the Bonds; and

WHEREAS, the Issuer proposes to authorize the execution, delivery and performance of a Bond Purchase Agreement, to be dated its date of execution and delivery (the “Bond Purchase Agreement”), among the Issuer, the Borrower and Stifel, Nicolaus & Company, Incorporated, as underwriter for the Bonds (the “Underwriter”), relating to the sale of the Bonds; and

WHEREAS, it is also necessary and proper at this time for the Issuer to approve and provide for the execution and delivery of an Official Statement pertaining to the Bonds (the “Official Statement”);

NOW, THEREFORE, BE IT RESOLVED, BY THE HOUSING AUTHORITY OF SAVANNAH, as follows:

Section 1. Authority for Bond Resolution. This Bond Resolution is adopted pursuant to the provisions of the Act.

Section 2. Authorization and Terms of the Series 2025A Bonds. The issuance of \$11,600,000 in principal amount of revenue bonds of the Issuer known as "Housing Authority of Savannah Multifamily Tax-Exempt Bonds (Fannie Mae MBS Secured) (The Pines at Garden City Project), Series 2025A" is hereby authorized. The Series 2025A Bonds shall bear interest from their date of issuance at a rate of 4.75% per annum payable in accordance with the Indenture, a form of which was previously approved by the Issuer. The Series 2025A Bonds shall mature on March 1, 2042. The Series 2025A Bonds shall be subject to redemption prior to maturity in accordance with the terms of the Indenture. Principal payments with respect to the Series 2025A Bonds shall be made in accordance with the terms of the Indenture.

Section 3. Authorization and Terms of the Series 2025B Bonds. The issuance of \$3,310,000 in principal amount of revenue bonds of the Issuer known as "Housing Authority of Savannah Multifamily Housing Revenue Bonds (The Pines at Garden City Project), Series 2025B" is hereby authorized. The Series 2025B Bonds shall bear interest from their date of issuance at a rate of 5.00% per annum payable in accordance with the Indenture, a form of which was previously approved by the Issuer. The Series 2025B Bonds shall mature on March 1, 2028. The Series 2025B Bonds shall be subject to redemption prior to maturity in accordance with the terms of the Indenture. Principal payments with respect to the Series 2025B Bonds shall be made in accordance with the terms of the Indenture.

Section 4. Authorization of Bond Purchase Agreement. The execution, delivery and performance of the Bond Purchase Agreement by and among the Issuer, the Borrower and the Underwriter be and the same are hereby authorized. The Bond Purchase Agreement shall be in substantially the form attached hereto as Exhibit "A," subject to such minor changes, insertions or omissions as may be approved by the Chairman or Vice Chairman of the Issuer and the execution of the Bond Purchase Agreement by the Chairman or Vice Chairman and Secretary of the Issuer as hereby authorized shall be conclusive evidence of any such approval.

Section 5. Authorization of Official Statement. The execution, use and distribution of the Official Statement, dated the date of execution and delivery of the Bond Purchase Agreement, pertaining to the Bonds are authorized and approved, provided that the Official Statement is in substantially the same form as the Preliminary Official Statement on file with the Issuer.

Section 6. General Authority. From and after the execution and delivery of the documents hereinabove authorized, the proper officers, commissioners, directors, agents and employees of the Issuer are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of said documents as executed and are further authorized to take any and all further actions and execute and deliver any and all other documents and certificates as may be necessary or desirable in connection with the issuance of the Bonds and the matters described herein.

The Chairman or Vice Chairman and Secretary or Assistant Secretary of the Issuer are hereby authorized and directed to prepare and furnish to the purchaser or purchasers, when the Bonds are issued, certified copies of all the proceedings and records of the Issuer relating to the Bonds, and such other affidavits and certificates as may be required to show the facts relating to the legality and marketability of the Bonds as such facts appear from the books and records in the officers' custody and control or as otherwise known to them; and all such certified copies, certificates and affidavits, including any heretofore furnished, shall constitute representations of the Issuer as to the truth of all statements contained therein.

Section 7. Actions Approved and Confirmed. All acts and doings of the officers of the Issuer which are in conformity with the purposes and intents of this Supplemental Bond Resolution and in the furtherance of the issuance of the Bonds shall be, and the same hereby are, in all respects approved and confirmed.

Section 8. Severability of Invalid Provisions. If any one or more of the agreements or provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining agreements and provisions and shall in no way affect the validity of any of the other agreements and provisions hereof or of the Bonds authorized hereunder.

Section 9. Repealing Clause. All resolutions or parts thereof of the Issuer in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 10. Effective Date. This Supplemental Bond Resolution shall take effect immediately upon its adoption.

ADOPTED this 14<sup>th</sup> day of January, 2025.

(CORPORATE SEAL)

HOUSING AUTHORITY OF SAVANNAH

Attest:

  
Secretary

  
Chairman

Exhibit A

[attach form of Bond Purchase Agreement]



SECRETARY'S CERTIFICATE

The undersigned Secretary of the Housing Authority of Savannah (the "Issuer"), DOES HEREBY CERTIFY that the foregoing pages of typewritten matter pertaining to the issuance of (i) Housing Authority of Savannah Multifamily Tax-Exempt Bonds (Fannie Mae MBS Secured) (The Pines at Garden City Project), Series 2025A and (ii) Housing Authority of Savannah Multifamily Housing Revenue Bonds (The Pine at Garden City Project), Series 2025B, constitute a true and correct copy of the Supplemental Bond Resolution, adopted on January 14, 2025, by the Issuer in a meeting duly called and assembled, which was open to the public and at which a quorum was present and acting throughout, and that the original of said Bond Resolution appears of record in the Minute Book of the Issuer which is in the undersigned's custody and control.

WITNESS my hand and the official seal of the Housing Authority of Savannah this 14<sup>th</sup> day of January, 2025.



Secretary, Housing Authority of Savannah

(CORPORATE SEAL)

**RESOLUTION NO. 01-25-02**

**RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF COMMISSIONERS  
ADOPTING THE FY 2025 ANNUAL PLAN AND FY 2025 FIVE-YEAR PLAN**

**WHEREAS**, the Housing Authority of Savannah (HAS) must submit to the U.S. Department of Housing and Urban Development, its Annual Plan (Form HUD-50075-ST) for the fiscal period of 04/01/2025 through 03/31/2026 and Five Year Plan (form HUD-50075-5Y) for the fiscal period of 04/01/2025 through 03/31/2030 on or before January 16, 2025; and

**WHEREAS**, HAS held a series of Resident Advisory Board meetings regarding the plan during October 2024 through December 2024; and

**WHEREAS**, a duly noticed Public Hearing was held on January 13, 2025 to receive input from the community regarding this plan; and

**WHEREAS**, the plans have been certified by the City of Savannah as consistent with the City of Savannah's 2023-2027 Consolidated Plan; and

**WHEREAS**, the submission of the HAS Annual Plan and Five-Year Plan requires the approval and authorization of the Housing Authority of Savannah Board of Commissioners;

**NOW THEREFORE, IT IS HEREBY RESOLVED** that the Board of Commissioners of the Housing Authority of Savannah adopts the FY 2025 HAS Annual Plan and FY 2025 Five-Year Plan and authorizes the signatures of the Chairwoman and Executive Director to form HUD-50077-ST-HCV-HP, which certifies the Plan.

**ADOPTED** by the Board of Commissioners this 14<sup>th</sup> day of January, 2025.

HOUSING AUTHORITY OF SAVANNAH

By:   
Dr. M. Ann Levett, Chairwoman

ATTEST:

  
Evette Hester, Secretary

**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**OMB No. 2577-0226**  
**Expires 3/31/2024**

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2025, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

HOUSING AUTHORITY OF SAVANNAH  
PHA Name

GA002  
PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2025

☒ 5-Year PHA Plan for Fiscal Years 2025 - 2030

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **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).

Name of Executive Director

Name Board Chairman

Evette Hester

01/14/2025

Dr. M. Ann Levett

01/14/2025

Signature



Date

Signature



Date

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The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.