

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

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

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

Absent: None

Also present were Executive Director Evette Hester, Director of Finance Robert Faircloth, Director of Human Resources Shannell Hardwick, Director of Resident Services Kristin Hopkins-Graham, Interim Director of Property Management Selena Kelly, Interim Director of Assisted Housing Programs Renay Malone, Director of Real Estate Development and Preservation Rafaella Nutini, Management Analyst Tammy Brawner, Chief Communications Officer Calandra Corder, Resident Advisor Deborah Bulloch, and Resident Advisor Sophia Perry. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP, Attorney David Sunshine Hamburger of Georgia Legal Services, and several community members were also in attendance.

PUBLIC HEARING

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

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

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

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



Secretary

ATTEST:



Chairwoman

Approval Date: March 4, 2026

Public Comments

regarding

Housing Authority of Savannah

FY 2026 Annual Plan



Affordable Housing

From Leisel Weatherford [REDACTED]
Date Wed 1/14/2026 7:54 AM
To Tammy Brawner <tbrawner@savannahpha.com>

To Whom It Concerns,

Good morning. I am writing on behalf of the 315 residents of Yamacraw Village who need affordable housing.

Each and every resident deserves a safe and affordable place to live. It is a basic human need.

I teach my ten year old daughter that we're blessed so we bless others.

It's vital for us to help take care of one another, however and whenever we can do so.

Please find affordable housing for those in need.

Have a nice day.

Kindly,
Leisel Weatherford



Comment in support of the residents of Yamacraw Village

From Jessica Hensley [REDACTED]
Date Tue 1/13/2026 10:11 PM
To Tammy Brawner <tbrawner@savannahpha.com>

To Whom It May Concern,

I am writing to submit a public comment regarding the planned demolition of Yamacraw Village. I am deeply concerned that, as currently proposed, this action places an already vulnerable population at significant risk.

While I understand the Housing Authority of Savannah's interest in redevelopment, it is troubling that no clear, binding guarantees have been provided to ensure that current residents will have access to safe, stable, and truly affordable housing as a result of this decision. Displacement without firm protection disproportionately impacts low-income families, seniors, and individuals with limited housing options, and it undermines the mission of public housing itself.

Redevelopment should not come at the expense of the people it is meant to serve. Before any demolition proceeds, residents deserve transparent communication, enforceable relocation plans, and written assurances that they will not be forced out of their community or priced out of the city altogether. Anything less risks deepening housing insecurity and eroding public trust.

I urge the Housing Authority of Savannah to pause this process until concrete, resident-centered housing guarantees are in place and clearly communicated. Protecting current residents must be a non-negotiable priority.

Thank you for considering this comment.

Sincerely,
Jessica Hensley, a concerned resident of Savannah



Comment re HAS Deconcentration Policy

From Lynda DeLoach [REDACTED]
Date Wed 1/14/2026 3:04 AM
To Tammy Brawner <tbrawner@savannahpha.com>

Ms. Brawner:

I read with dismay the HUD/HAS Deconcentration Policy detailed in the HAS 2026 plan (draft) that highlighted HAS may skip over waiting list families to reach higher income families. Fundamentally, HAS's proposed deconcentration goal is less about improving the living conditions for HAS residents and more about seizing urban neighborhoods like Yamacraw for middle income families. The inclusion of a sample data income profile (or local average/median income range) for the deconcentration policy would help clarify the reference to "income-mixing."

Equally troublesome, the rationale provided for the deconcentration policy is, in part, to create positive social interactions but the policy fails to acknowledge the broader cultural context within which HAS residents live and socialize. It is essential that HAS's deconcentration policy differentiate social from cultural interaction—and acknowledge the loss of long-lived cultural experiences that will result from the policy's implementation.

Sincerely,
Lynda J. DeLoach
[REDACTED]
Savannah, GA 31415



Outlook

Fwd: 2026 plan for HAS Re: Yamacraw Village.. submitted for the meeting 1/14/2026

From Tammy Brawner <tbrawner@savannahpha.com>**Date** Tue 1/13/2026 1:07 PM**To** Ann Levett <alevett@savannahpha.com>; Edward Gresham <egresham@savannahpha.com>; Kenneth Zapp <kzapp@savannahpha.com>; Happi Peavey Guzman <hpeavey.guzman@savannahpha.com>; Michael Holland <mholland@savannahpha.com>**Cc** Sophia Perry <sperry@savannahpha.com>; Deborah Bulloch <dbulloch@savannahpha.com>; Evette Hester <ehester@savannahpha.com>**Bcc** Happi Peavey [REDACTED] Sophia Perry [REDACTED] Deborah Bulloch [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: ROSSIE NORRIS [REDACTED]
Date: January 13, 2026 at 11:11:23 AM EST
To: Tammy Brawner <tbrawner@savannahpha.com>
Cc: Meagan English [REDACTED]
Subject: 2026 plan for HAS Re: Yamacraw Village.. submitted for the meeting 1/14/2026

As a resident of the larger community in Savannah, I continue to advocate for the HAS to recognize and adhere to the requests of the members of the Yamacraw Resident Council (YRC) as it proceeds with its five (5) year plan.

Members of the YRC have been consistent in their request for replacement guarantees for the families residing in Yamacraw. They have also asked for a section 18/ RAD Blend instead of a Section 18 demolition. Other requests have included family income based housing instead of Low income housing Tax Credits, (LIHTC). The YRC has also asked for a legally binding agreement that meets their list of demands prior to demolition.

Section 18 /RAD Blend requires rebuilding only the 100 currently occupied units in Yamacraw Village as deeply affordable housing. The Voucher system offers no real guarantees to the residents since the acceptance rate for Landlords continues to decline in the Chatham County area.

As a taxpayer I support the fair and legitimate requests of the citizens who reside in Yamacraw Village and ask that you honor their requests for safe and affordable housing in our city as you move forward in the planning process. Thank you.



Outlook

Fwd: Comment on the

From Tammy Brawner <tbrawner@savannahpha.com>**Date** Tue 1/13/2026 1:11 PM**To** Ann Levett <alevett@savannahpha.com>; Edward Gresham <egresham@savannahpha.com>; Happi Peavey-Guzman hpeavey_guzman@savannahpha.com Kenneth Zapp kzapp@savannahpha.com Michael Holland <mholland@savannahpha.com>**Cc** Evette Hester <ehester@savannahpha.com>; Sophia Perry <sperry@savannahpha.com>; Deborah Bulloch <dbulloch@savannahpha.com>**Bcc** Happi Peavey [REDACTED] Sophia Perry [REDACTED] Deborah Bulloch [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Claire Brodhead [REDACTED]
Date: January 11, 2026 at 8:37:19 PM EST
To: Tammy Brawner tbrawner@savannahpha.com
Subject: Comment on the

To the Housing Authority of Savannah,

My name is Claire Brodhead. I am a native of Savannah and I am submitting this public comment regarding the Draft FY 2026 Annual Plan I deeply concerned about the impact the plan will have residents of low-income housing in its current iteration – specifically regarding the demolition of Yamacraw Village. In order to align with HUD’s stated goals of affirmatively furthering fair housing and expanding opportunity for low income households, HAS needs to revise this plan to include explicit protections and guarantees for the residents who are facing displacement. In support of the Yamacraw Village Resident Council (YVRC), the revised plan must include the following commitments in writing:

Guaranteed right to return Once the site has been redeveloped, all current Yamacraw Village residents must be able to return to the site, and rents must remain deeply affordable and income-based

- A Section 18/RAD Blend that guarantees one-for-one replacement of deeply affordable units: A written commitment from HAS to replace the 100 currently occupied units as deeply affordable units, and to build 215 additional affordable units either on the Yamacraw site or throughout Savannah to address the current housing crisis.

Yamacraw Village is a place of historic and cultural significance that must be respected, protected, and restored for the benefit of the families who have lived there for generations The displacement and destruction of an entire community is unconscionable. Give

Yamacraw residents the dignity and opportunity they deserve. We can accomplish this together by incorporating the guaranteed right to return, one for one replacement, and developing a plan for relocation that uplifts and includes the voices of Yamacraw residents.

Thank you for the opportunity to comment

Sincerely,

Claire Brodhead



Fwd: Please be fair

From Tammy Brawner <tbrawner@savannahpha.com>

Date Tue 1/13/2026 9:01 PM

To Ann Levett <alevett@savannahpha.com>; Edward Gresham <egresham@savannahpha.com>; Happi Peavey-Guzman hpeavey guzman@savannahpha.com Kenneth Zapp kzapp@savannahpha.com Michael Holland <mholland@savannahpha.com>; Sophia Perry <sperry@savannahpha.com>; Deborah Bulloch <dbulloch@savannahpha.com>

Cc Evette Hester <ehester@savannahpha.com>

Bcc Happi Peavey [REDACTED] Sophia Perry [REDACTED] Deborah Bulloch [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Anne Rambo [REDACTED]
Date: January 13, 2026 at 8:57:34 PM EST
To: Tammy Brawner tbrawner@savannahpha.com
Subject: Please be fair

If the HAS (Housing Authority of Savannah) plans to demolish 315 public housing units in Yamacraw village, current residents must be given guarantees for them to be able to find affordable housing.

Sent from my iPhone



Outlook

Fwd: Public Comment for Housing Authority of Savannah's FY 2026 Annual Plan

From Tammy Brawner <tbrawner@savannahpha.com>**Date** Tue 1/13/2026 1:06 PM**To** Ann Levett <alevett@savannahpha.com>; Happi Peavey-Guzman <hpeavey-guzman@savannahpha.com>; Kenneth Zapp <kzapp@savannahpha.com>; Michael Holland <mholland@savannahpha.com>; Edward Gresham <egresham@savannahpha.com>**Cc** Sophia Perry <sperry@savannahpha.com>; Deborah Bulloch <dbulloch@savannahpha.com>; Evette Hester <ehester@savannahpha.com>**Bcc** Happi Peavey [REDACTED] Deborah Bulloch [REDACTED] Sophia Perry [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Meagan English [REDACTED]**Date:** January 13, 2026 at 12:29:23 PM EST**To:** Tammy Brawner <tbrawner@savannahpha.com>**Subject: Public Comment for Housing Authority of Savannah's FY 2026 Annual Plan**

I am submitting this written comment on the Draft FY26 Annual PHA Plan.

The Draft Plan outlines a portfolio-wide strategy that relies on demolition, disposition, and conversion tools, including Section 18 and potential RAD activity, while deferring key decisions about affordability, replacement, and resident protections to future phases. This structure places significant discretion in later agreements that are not yet subject to public review.

The proposed demolition of **315 units at Yamacraw Village**, including **16 accessible units**, paired with an **uncertain demolition timeline** and simultaneous advancement toward disposition and master planning, illustrates the risks inherent in this approach. As you are aware, once disposition happens, resident protections must come from **separate, negotiated, and enforceable agreements**, not from the public housing program itself. Similar risks apply across the broader public housing portfolio when the removal of units is clearer than the commitments to replacement and long term affordability.

The Draft Plan also documents that demand for deeply affordable housing far exceeds supply and that the Authority may **skip lower-income families on waiting lists** to reach higher-income households to meet deconcentration goals. Without explicit safeguards, these policies risk limiting access for the households with the greatest need.

As a Public Housing Agency, HAS is required not only to comply with procedural requirements, but to **affirmatively further fair housing**. This obligation requires the Authority to take meaningful actions that prevent displacement, address historic patterns of segregation, and expand access to opportunity for protected classes, particularly in **historically Black communities that have experienced repeated displacement**.

Before adopting the FY26 Annual Plan, the Board of Commissioners should require a transparent, portfolio-wide accounting of deeply affordable, income-based units that identifies:

- Existing units by development
- Proposed removals or conversions
- Guaranteed replacements
- Affordability standards
- The legal mechanisms that enforce long-term affordability and resident protections, including return options

Absent these commitments, adoption of the FY26 Plan risks facilitating permanent displacement of Savannah's most vulnerable citizens in ways that are inconsistent with the Authority's obligation to affirmatively further fair housing.

Thank you for including this comment in the official record.



Fwd: Respect Yamacraw Village Residence Council's Request!

From Tammy Brawner <tbrawner@savannahpha.com>

Date Tue 1/13/2026 4:08 PM

To Ann Levett <alevett@savannahpha.com>; Edward Gresham <egresham@savannahpha.com>; Happi Peavey-Guzman hpeavey_guzman@savannahpha.com Kenneth Zapp kzapp@savannahpha.com Michael Holland <mholland@savannahpha.com>

Cc Evette Hester <ehester@savannahpha.com>; Deborah Bulloch <dbulloch@savannahpha.com>; Sophia Perry <sperry@savannahpha.com>

Bcc Happi Peavey [REDACTED] Deborah Bulloch [REDACTED] Sophia Perry [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Jane Grey [REDACTED]

Date: January 13, 2026 at 1:16:00 PM EST

To: Tammy Brawner tbrawner@savannahpha.com

Subject: Respect Yamacraw Village Residence Council's Request!

To Members of Housing Authority of Savannah.

When I sit in on City Council Meetings I am so proud of the fact that there are so many black and brown people in leadership roles of Savannah. I am a 70 year old white woman recently moved to Savannah for the exact Diversity reasons that are now being undermined by this organization. I do not understand why HAS has let Yamacraw Village disintegrate to this point. It is a historical black community that is being displaced under your watch. As a Savannah citizen I am begging this council to do the right thing and meet the very small demands of Yamacraw Village Resident Council and allow the existing families in Yamacraw back into Public Housing at this site on the same terms they had been living under. We do not just want rich, white people living in downtown Savannah. Respect the workers, respect those who struggle and have less.

Please don't reduce the number of units in redevelopment! Walk a mile in their shoes. We are organizing. We are watching. This historic black community cannot be displaced or erased. Make your fellow citizens proud, do the right thing when so much of our world is going off the rails and trying to marginalize more and more people of color

History is watching you all

jane grey-jones



Fwd: Yamacraw

From Tammy Brawner <tbrawner@savannahpha.com>

Date Tue 1/13/2026 1:09 PM

To Ann Levett <alevett@savannahpha.com>; Edward Gresham <egresham@savannahpha.com>; Happi Peavey-Guzman hpeavey_guzman@savannahpha.com Kenneth Zapp kzapp@savannahpha.com Michael Holland <mholland@savannahpha.com>

Cc Evette Hester <ehester@savannahpha.com>; Sophia Perry <sperry@savannahpha.com>; Deborah Bulloch <dbulloch@savannahpha.com>

Bcc Sophia Perry [REDACTED] Happi Peavey [REDACTED] Deborah Bulloch [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: January 13, 2026 at 8:55:46 AM EST
To: Tammy Brawner tbrawner@savannahpha.com
Subject: Yamacraw

Dear Ms. Brawner,
I am writing to urge the Housing Authority of Savannah to respect the guidelines set forth by the Yamacraw Council and to offer guarantees of right to return to Yamacraw Village and a number of units available for those with reduced incomes. Current residents need vouchers to help during the renovation period.
Thank you for your work.
I also have to ask if you are related to Darnell Brawner, a cousin of my husband's grandfather.
Sincerely,
Aubrey Brawner



Fwd: Yamacraw

From Tammy Brawner <tbrawner@savannahpha.com>

Date Tue 1/13/2026 1:11 PM

To Ann Levett <alevett@savannahpha.com>; Edward Gresham <egresham@savannahpha.com>; Happi Peavey-Guzman hpeavey guzman@savannahpha.com Kenneth Zapp kzapp@savannahpha.com Michael Holland <mholland@savannahpha.com>

Cc Evette Hester <ehester@savannahpha.com>; Sophia Perry <sperry@savannahpha.com>; Deborah Bulloch <dbulloch@savannahpha.com>

Bcc Happi Peavey [REDACTED] Sophia Perry [REDACTED] Deborah Bulloch [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Aubrey Brawner [REDACTED]
Date: January 11, 2026 at 3:07:52 PM EST
To: Tammy Brawner tbrawner@savannahpha.com
Subject: Yamacraw

To whom it may concern,
I am writing to express my disapproval of the plan to displace the residents of public housing with no guarantee of right to return. I urge you not to make any changes to the housing projects you manage without the consent of the residents.
Thank you,
Aubrey Brawner
Sent from my iPhone



Fwd: Yamacraw

From Tammy Brawner <tbrawner@savannahpha.com>

Date Tue 1/13/2026 8:47 PM

To Ann Levett <alevett@savannahpha.com>; Edward Gresham <egresham@savannahpha.com>; Happi Peavey-Guzman hpeavey guzman@savannahpha.com Kenneth Zapp kzapp@savannahpha.com Michael Holland <mholland@savannahpha.com>; Deborah Bulloch <dbulloch@savannahpha.com>; Sophia Perry <sperry@savannahpha.com>

Cc Evette Hester <ehester@savannahpha.com>

Bcc Happi Peavey [redacted] Sophia Perry [redacted] Deborah Bulloch [redacted]

Sent from my iPhone

Begin forwarded message:

From: [redacted]
Date: January 13, 2026 at 5:47:17 PM EST
To: Tammy Brawner tbrawner@savannahpha.com
Subject: Yamacraw

Comment to draft FY 2026 Annual Plan:

Please prioritize needs of remaining Yamacraw residents and continue to pursue goal of affordable housing at the location.

Thank you,
Helen A. Borrello



Fwd: Yamacraw Village demolition

From Tammy Brawner <tbrawner@savannahpha.com>

Date Tue 1/13/2026 8:46 PM

To Ann Levett <alevett@savannahpha.com>; Edward Gresham <egresham@savannahpha.com>; Happi Peavey-Guzman hpeavey guzman@savannahpha.com Kenneth Zapp kzapp@savannahpha.com Michael Holland <mholland@savannahpha.com>; Deborah Bulloch <dbulloch@savannahpha.com>; Sophia Perry <sperry@savannahpha.com>

Cc Evette Hester <ehester@savannahpha.com>

Bcc Happi Peavey [REDACTED] Sophia Perry [REDACTED] Deborah Bulloch [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Lowell Dasher [REDACTED]
Date: January 13, 2026 at 7:02:08 PM EST
To: Tammy Brawner tbrawner@savannahpha.com
Subject: Yamacraw Village demolition

I urge HAS not to demolish any buildings in Yamacraw Village until other housing is available to the residents there. I also implore you to assist any residents that need help finding affordable housing that is comparable or better than their current residence. Treat them like your family, not numbers or statistics.

Sincerely,
Lowell (Victor) Dasher



Fwd: Yamacraw Village demolition and resident removal

From Tammy Brawner <tbrawner@savannahpha.com>

Date Tue 1/13/2026 1:08 PM

To Ann Levett <alevett@savannahpha.com>; Edward Gresham <egresham@savannahpha.com>; Kenneth Zapp <kzapp@savannahpha.com> Happi Peavey Guzman <hpeavey_guzman@savannahpha.com> Michael Holland <mholland@savannahpha.com>

Cc Evette Hester <ehester@savannahpha.com>; Sophia Perry <sperry@savannahpha.com>; Deborah Bulloch <dbulloch@savannahpha.com>

Bcc Deborah Bulloch [REDACTED] Sophia Perry [REDACTED] Happi Peavey [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Peter Brodhead [REDACTED]
Date: January 13, 2026 at 10:16:45 AM EST
To: Tammy Brawner <tbrawner@savannahpha.com>
Subject: Yamacraw Village demolition and resident removal

To the Housing Authority of Savannah,

My name is Peter Brodhead. I am a resident of Savannah for the past 48 years and previous owner of Brighter Day Natural Foods Market and I am submitting this public comment regarding the Draft FY 2026 Annual Plan. I deeply concerned about the impact the plan will have residents of low-income housing in its current iteration – specifically regarding the demolition of Yamacraw Village. In order to align with HUD’s stated goals of affirmatively furthering fair housing and expanding opportunity for low-income households, HAS needs to revise this plan to include explicit protections and guarantees for the residents who are facing displacement. In support of the Yamacraw Village Resident Council (YVRC), the revised plan must include the following commitments in writing:

- Guaranteed right to return: Once the site has been redeveloped, all current Yamacraw Village residents must be able to return to the site, and rents must remain deeply affordable and income-based
- A Section 18/RAD Blend that guarantees one-for-one replacement of deeply affordable units. A written commitment from HAS to replace the 100 currently occupied units as deeply affordable units, and to build 215 additional affordable units either on the Yamacraw site or throughout Savannah to address the current housing crisis.

Yamacraw Village is a place of historic and cultural significance that must be respected, protected, and restored for the benefit of the families who have lived there for generations.

The displacement and destruction of an entire community is unconscionable. Give Yamacraw residents the dignity and opportunity they deserve. We can accomplish this together by incorporating the guaranteed right to return, one-for-one replacement, and developing a plan for relocation that uplifts and includes the voices of Yamacraw residents.

Thank you for the opportunity to comment.

Sincerely,

Peter Brodhead [REDACTED], Savannah [REDACTED]



Fwd: Yamacraw Village re development

From Tammy Brawner <tbrawner@savannahpha.com>

Date Tue 1/13/2026 4:06 PM

To Ann Levett <alevett@savannahpha.com>; Edward Gresham <egresham@savannahpha.com>; Happi Peavey-Guzman hpeavey_guzman@savannahpha.com Kenneth Zapp kzapp@savannahpha.com Michael Holland <mholland@savannahpha.com>

Cc Evette Hester <ehester@savannahpha.com>; Deborah Bulloch <dbulloch@savannahpha.com>; Sophia Perry <sperry@savannahpha.com>

Bcc Sophia Perry [REDACTED] Deborah Bulloch [REDACTED] Happi Peavey [REDACTED]

Sent from my iPhone

Begin forwarded message:

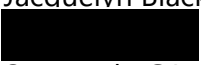
From: Jacquelyn Black [REDACTED]
Date: January 13, 2026 at 1:45:48 PM EST
To: Tammy Brawner tbrawner@savannahpha.com
Subject: Yamacraw Village re development

To: The Housing Authority of Savannah

My name is Jacquelyn Black and I am a citizen of Chatham County. I relocated to Savannah in 2019 for several reasons: Retirement, warmer weather, the history of Savannah and its makeup of a 54% population of African American citizens, therefore the diversity of this beautiful city, and the vibrant arts community.

I am concerned that the character of Savannah is changing due to the inability of working people and underserved populations to afford to rent or purchase homes. I am concerned that plans to demolish Yamacraw Village do not include a commitment to the residents of Yamacraw and other people who need subsidized housing.

Savannah and the Housing Authority have a great opportunity to protect the diversity and vibrancy of this city. Please vote favorably on the six demands that the Yamacraw Village Residential Council is seeking. Savannah is rich in cultural history. Savannah's history is black history.
Please do the right thing.

Sincerely,
Jacquelyn Black

Savannah, GA



Fwd: Yamacraw Village Residence Council Requests

From Tammy Brawner <tbrawner@savannahpha.com>

Date Tue 1/13/2026 4:07 PM

To Ann Levett <alevett@savannahpha.com>; Edward Gresham <egresham@savannahpha.com>; Happi Peavey-Guzman hpeavey_guzman@savannahpha.com Kenneth Zapp kzapp@savannahpha.com Michael Holland <mholland@savannahpha.com>

Cc Evette Hester <ehester@savannahpha.com>; Sophia Perry <sperry@savannahpha.com>; Deborah Bulloch <dbulloch@savannahpha.com>

Bcc Happi Peavey [redacted] Sophia Perry [redacted] Deborah Bulloch [redacted]

Sent from my iPhone

Begin forwarded message:

From: DE JONES [redacted]
Date: January 13, 2026 at 1:18:15 PM EST
To: Tammy Brawner tbrawner@savannahpha.com
Subject: Yamacraw Village Residence Council Requests

To Members of Housing Authority of Savannah.
I do not understand why HAS has let Yamacraw Village disintegrate to this point. It is a historical black community that is being displaced under your watch. As a Savannah citizen I am asking this council to do the right thing and meet the very small demands of Yamacraw Village Resident Council and allow the existing families in Yamacraw back into Public Housing at this site on the same financial terms they had been living under.

Please don't reduce the number of units in redevelopment! Walk a mile in their shoes. We are organizing. We are watching. This historic black community cannot be displaced or erased. Make your fellow citizens proud, do the right thing when so much of our world is going off the rails and trying to marginalize more and more people of color
History is watching you all
de grey-jones

--
de grey-jones
de jones design new york
[redacted]
Savannah, GA 31401
[redacted]



Fwd: Yamacraw Village Resident Council

From Tammy Brawner <tbrawner@savannahpha.com>

Date Tue 1/13/2026 4:05 PM

To Happi Peavey-Guzman <hpeavey-guzman@savannahpha.com>; Michael Holland
mholland@savannahpha.com Ann Levett alevett@savannahpha.com Edward Gresham
<egresham@savannahpha.com>; Kenneth Zapp <kzapp@savannahpha.com>

Cc Evette Hester <ehester@savannahpha.com>; Deborah Bulloch <dbulloch@savannahpha.com>; Sophia Perry
<sperry@savannahpha.com>

Bcc Sophia Perry [REDACTED] Deborah Bulloch [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Melanie Stiassny [REDACTED]
Date: January 13, 2026 at 2:10:06 PM EST
To: Tammy Brawner <tbrawner@savannahpha.com>
Subject: Yamacraw Village Resident Council

I write as a Savannah resident to express my full support for the Yamacraw residents' request for a guarantee that they be allowed to return to their Village under the same terms as were granted when originally taking up residence. The need in our city for safe and affordable housing could not be greater at this time - we need more affordable housing not displacement and re-"development"
respectfully,

--

Melanie Stiassny

mobile: [REDACTED]

Gmail: [REDACTED]

Fwd: Yamacraw Village/Draft FY26 Annual Plan

From Lianne Grieco [REDACTED]
Date Wed 1/14/2026 9:27 AM
To Tammy Brawner <tbrawner@savannahpha.com>

Hello,

I am a resident of Savannah and I am concerned about my neighbors currently residing in Historic Yamacraw Village. I am writing in strong support of their counter-proposal to HAS.

The Yamacraw Village Resident Council (YVRC) is calling for a legally binding, enforceable agreement with the Housing Authority of Savannah (HAS) that includes:

1. **Right to return** to the land after redevelopment
2. 1:1 replacement of at least 100 deeply affordable units on site. "Deeply affordable" means **rent based on resident income**, not Area Median Income (AMI).
3. **Enhanced relocation assistance** before, during, and after demolition

Demolition without enforceable protections risks shrinking the supply of deeply affordable housing at a time when demand is overwhelming.

Some households are already relocating without a legally enforceable agreement in place. What will happen to these families without more robust assistance? Too few landlords accept Section 8 vouchers. Many residents of Yamacraw Village have been in this community for a very long time, and it is unlikely that many of them will be able to stay in the area. This impacts every facet of their lives, not least of which are schools, childcare, and commuting to work.

What we do (and don't) do on behalf of the most vulnerable members of our community matters. I trust that the HAS will do the right thing and work with the YVRC to meet the moment.

Thank you,

Lianne Grieco
[REDACTED]
Savannah, GA 31405



321 E. York Street
P. O. Box 1733
Savannah, GA 31402-1733
P: 912.233.7787 F: 912.233.7706

From: Historic Savannah Foundation

To: Housing Authority of Savannah

Re: HAS Annual Plan

January 14, 2026

The Historic Savannah Foundation is a nonprofit preservation organization dedicated to saving the buildings, places, and stories that define Savannah's past, present, and future. Founded in 1955, HSF advocates thoughtful public policy, protects endangered historic resources and strengthens neighborhoods through preservation, education, and community engagement.

This plan clearly documents the severity of unmet housing needs particularly among very low-income households. The length of the closed waiting lists clearly signals that demand for deeply affordable housing far exceeds current supply. In addition to this, the plan confirms that HAS submitted a Section 18 application to demolish 315 public housing units at Yamacraw Village, including 16 accessible units, with a timeline described as unknown and contingent on environmental and HUD approvals. The plan also anticipates moving forward with disposition, master planning, and selection of a master developer this year.

Yamacraw Village is part of a historically Black community that holds immense cultural and historical significance as a tangible connection to federal housing policies, African American history, and urban development. HSF urges the Housing Authority to recognize public housing as part of Savannah's living heritage, deserving of stewardship comparable to other forms of civic infrastructure. HSF believes that preservation should not be limited to architecture alone, but should extend to safeguarding long-standing communities, cultural memory, and housing stability for the people who have historically sustained these neighborhoods.

We ask that the HAS secure protections for Yamacraw residents through agreement to an enforceable plan. HSF would like to see a binding commitment that incorporates a one-to-one replacement of at least 100 units that remain deeply affordable and based on tenant income, enhanced relocation assistance before, during, and after demolition, and a right to return to the land after redevelopment.

Thank you,

A handwritten signature in black ink, appearing to read "Collier Neeley", written over a dark blue rectangular background.

Collier Neeley,

President/Ceo

ANN G. FENSTERMACHER

[REDACTED]
Savannah, Georgia 31411
[REDACTED]

January 13, 2026

Board of Commissioners
Housing Authority of Savannah
tbrowner@savannahpha.com

Dear Commissioners,

Since 1937 you have been charged with the solemn responsibility to address the shortage of safe and sanitary housing in the city. Historic Yamacraw Village, originally established for freed slaves and later becoming a significant segregated public housing complex built in the 1940s, has been under YOUR care since its inception. Now it's a site of contention between redevelopment plans and the community's desire to maintain its history and affordable homes.

As a citizen of Savannah, I trusted the HAS mandate to see to the welfare of those entrusted to your care. I have been asleep at the switch to now find how egregiously you have failed your mandate. HAS must be held accountable for failing the lease obligations, listed below, to the point now that demolition of Yamacraw is being recommended as the only viable solution.

8. HAS Obligations

HAS's obligations are, other than for circumstances beyond its control:

- (a) To maintain the dwelling unit in a decent, safe and sanitary condition;
- (b) To comply with requirements of applicable building codes, housing codes, and HUD regulations materially affecting health and safety.
- (c) To make necessary repairs to the premises.
- (d) To keep the public housing buildings, facilities and common areas, not otherwise assigned to a Resident for maintenance and upkeep, in a clean and safe condition.
- (e) To maintain in good and safe working order and condition electrical, plumbing, heating, ventilating, and other facilities and appliances, including elevators, supplied or required to be supplied by HAS.
- (f) To provide and maintain appropriate receptacles and facilities (except containers for the exclusive use of an individual Resident family) for the deposit of garbage, rubbish, and other waste removed from the dwelling unit by Resident in accordance with paragraph 13 (c) hereof.
- (g) to supply running water and reasonable amounts of hot water and reasonable amounts of heat at appropriate times of the year (according to local custom and usage) except where the building that includes the dwelling unit is not required by

law to be equipped for that purpose, or where heat or hot water is generated by installation within the exclusive control of Resident and supplied by a direct utility connection.

(h) to furnish a heater, cooking stove, refrigerator, and water heater without additional charge. Resident tampering with any of the appliances is a serious violation of the terms and conditions of this lease and will result in lease termination.

(i) to notify Resident of the specific grounds for any proposed adverse action by HAS. (Such adverse action includes, but is not limited to, a rent adjustment, a proposed lease termination, non-renewal of lease, transfer of Resident to another unit, or imposition of charges for maintenance and repair.) When HAS is required to afford Resident the opportunity for a hearing under HAS' Grievance Procedure concerning a proposed adverse action the notice of proposed adverse action shall inform Resident of the right to request such a hearing. In the case of a lease termination, or non-renewal a notice of lease termination/non-renewal in accordance with Section 20 shall constitute adequate notice of proposed adverse action. In the case of proposed adverse action other than a proposed lease termination/non-renewal, HAS shall not take the proposed action until the time for the Resident to request a grievance has expired or the grievance process has been completed.

(j) HAS assumes no liability for damages caused to Resident by the negligent or criminal acts of a third party.

(k) Nothing herein shall constitute or be deemed a waiver of sovereign immunity by the Housing Authority of Savannah. Aspects of Yamacraw Village

I am writing in support of Yamacraw Village Resident Council's request for a legally binding, enforceable agreement with HAS that includes:

Right to return to the land after redevelopment

1 to 1 replacement of at least 100 "deeply affordable" units on site
(based on resident income, not Area Median Income)

Enhanced relocation assistance before, during, and after demolition

Savannah needs more **affordable housing...NOT more hotels.** Please step up to this opportunity and be a role model for the nation in addressing this need. Deal fairly with Historic Yamacraw and Savannah's other public housing units such as Frazier Homes etc. I and a host of others will be watching closely.

Sincerely,

Ann G. Fenstermacher



In support of the residents of Yamacraw Village

From Connie Boole [REDACTED]
Date Tue 1/13/2026 11:14 PM
To Tammy Brawner <tbrawner@savannahpha.com>

To Whom It May Concern:

I am writing to submit a public comment in support of the residents of Yamacraw Village. I understand the Housing Authority of Savannah has submitted a Section 18 demolition application for Yamacraw Village due to the severe condition of the properties. Without proper planning for the residents, this action will leave an already vulnerable population at risk of homelessness. Before any demolition begins, residents deserve transparent communication, enforceable relocation plans, and written assurances of affordable housing options. It's time to follow your mission to effectively and efficiently address the housing needs of Savannah's low income population by providing a legally binding, enforceable agreement with the residents of Yamacraw Village (YVRC -Yamacraw Village Resident Council).

Thank you for your consideration in this matter.

Sincerely,

Connie Boole
Concerned resident of Savannah, GA



Public Comment

From John Brooksfeld [REDACTED]
Date Wed 1/14/2026 8:49 AM
To Tammy Brawner <tbrawner@savannahpha.com>

Good morning,

I am requesting that all members of the board and all employees of Savannah's Housing Authority offer their own homes to the future displaced citizens of Yamacraw, as each of you are individually responsible for their displacement.

Respectfully,

John Brooksfeld



Public Comment on HAS Draft FY 2026 Annual Plan

From Christianna [REDACTED]
Date Wed 1/14/2026 12:03 AM
To Tammy Brawner <tbrawner@savannahpha.com>

Dear Ms. Brawner,

I'm commenting on the Draft FY26 Annual Plan because it makes demolition clear while leaving resident protections unresolved.

The plan confirms that HAS has submitted a Section 18 application to demolish 315 public housing units at Yamacraw Village, including 16 accessible units, with a timeline described as unknown and contingent on environmental and HUD approvals. At the same time, the plan anticipates moving forward with disposition, master planning, and selection of a master developer this year.

Yamacraw Village is part of a historically Black community with a documented history of displacement. With the gentrification of Savannah, more and more of the Black Native Savannah communities are being forcefully displaced from the city they contributed greatly to, spent their childhood and raised children in. There is barely any affordable housing left in Savannah. In places with that history, intentions are not enough. Protections must be enforceable as these are real families and lives we are talking about.

The plan itself shows the stakes. Waiting lists include thousands of extremely low-income households, and the plan allows HAS to skip lower income families to meet deconcentration goals. What is missing is clarity and accountability: how many deeply affordable units will be removed, how many are guaranteed to be replaced, where they will be located, and what legally enforces those commitments, including a right to return.

As Commissioners, your obligation is not only to follow process, but to affirmatively further fair housing by preventing displacement and expanding access to opportunity. Demolition is irreversible. Protections must be explicit and binding before this plan is adopted.

Thank you for your time,

A Concerned Savannah Citizen



Re: Annual Plan Public Comment

From Rachael Shaner [REDACTED]
Date Wed 1/14/2026 8:39 AM
To Tammy Brawner <tbrawner@savannahpha.com>

Good morning,

I am requesting that HAS ensures that displaced Yamacraw (and all future displaced residents) will have a contract ensuring their right to return to the redeveloped sight.

I am also requesting that the final draft of the annual plan show a modified assurance that all affordable housing units that plan to undergo redevelopment in the future will be replaced with one to one units to ensure our citizens have guaranteed housing

It is imperative that the plan shows that affordable housing units will be replaced at at least a one to one ratio to keep up with the changing market and ensure our long standing citizens have access and non-erasure in or near downtown Savannah.

I would also like to request that a modification be made to section 8 housing vouchers. They are currently inaccessible due to limited time usage and difficult acquisition within the lottery system. The website is also not user friendly and the process is intentionally difficulty.

Please consider the above for the restoration of housing stability to our long term residents. With the continued development of Savannah, without the consideration of its residents, we have lost our integrity and humanity.

I am discouraged reading through past budgets and seeing the disparity and misappropriation of funds by Savannah's PHA .

I want to encourage you all to start taking accountability for your jobs, not just as government employees, but as citizens of Savannah, that are here to ensure our community is housed, not intentionally neglected, as it so clearly has been. I look forward to seeing these changes made, and restitution for the already disrupted families in Yamacraw, Kayton, and Frazier Homes.

Best,
Rachael Shaner



RE: Comment for Jan 14 HAS Board of Commissioners Mtg

From Tammy Brawner <tbrawner@savannahpha.com>

Date Wed 1/7/2026 10:35 AM

To 'Miranda Brawner' [REDACTED] >

Good Morning,

Thank you for your comment to be shared with the Board of Commissioners. We appreciate your feedback.

With kind regards,

Tammy Brawner
Management Analyst
Housing Authority of Savannah
1407 Wheaton St. | Building A
PO Box 1179 | Savannah, GA 31402
(912) 235-5800 ext. 116 | www.savannahpha.com

-----Original Message-----

From: Miranda Brawner [REDACTED]

Sent: Tuesday, January 6, 2026 9:16 PM

To: Tammy Brawner <tbrawner@savannahpha.com>

Subject: Comment for Jan 14 HAS Board of Commissioners Mtg

Comment for the meeting Wed January 14 2026:

Dear Board of Commissioners of the Housing Authority of Savannah,

I am calling on you to fully honor the wishes of the people who live in public housing by giving them veto power over all present and future changes to housing. No changes should be made without legally enforceable contracts that meet the residents' demands. The Housing Authority's current plan to demolish Yamacraw is unacceptable. Nutini has refused to provide legally binding agreements that meet the residents' demands, which are quite reasonable and feasible:

- A legally binding agreement guaranteeing the right to return for current residents who want it,
- A clear commitment to rebuild deeply affordable housing that is tied to residents' incomes (not "affordable" by area median income standards that price out the very people being displaced, commonly referred to as LIHTC),
- A relocation process that is realistic in Savannah's market and does not rely on vouchers as a substitute for actual housing near jobs, schools, and support networks.

Please commit to these demands from the Yamacraw residents right away. We are also alarmed by the statement in the annual plan that the HAS wants to "reposition" other public housing as well, with cooperation from "consultants" but no mention of honoring the wishes of the residents themselves! This is a disastrous idea that will hurt thousands of your constituents and would be a fundamental betrayal of your duty. There must be no relocations or changes to any housing in your jurisdiction without the approval of the residents. They, the residents, must have veto power over every proposal. Otherwise, your Housing Authority has no legitimacy and should be abolished, as it is nothing more than a gang of bandits. You are supposed to be protectors of housing for those in need, not destroyers of housing. There is a large coalition that agrees on these points, and we will continue to obstruct any attempts to betray the families who's home is in Savannah's public housing. You will not steal the land out from under them.

Miranda Brawner
East Savannah Resident



Yamacraw Public Comment (3)

From Bob Spell [REDACTED]**Date** Wed 1/14/2026 6:59 AM**To** Tammy Brawner <tbrawner@savannahpha.com>

As a concerned citizen, I'd like to request a public explanation of why Savannah chose NOT to do the RAD blend option.

Secondly, I would request that the board pause and think with an open mind of what could be in that space, based on what the current and former residents needed. Then commit to that. Don't try to make the most profitable choice. Savannah needs a much better housing safety net in order to thrive. Vouchers are not the answer. You as a board are at an important point. Choose the direction that changes the trajectory. Be strong, advocating for the residents, not the developers.

Finally, I would like to see a written and legally binding document stating the negotiated agreements to the residents council demands by the HAS.

I'll see you later this morning.

Bob Spell

Sent from my phone, so please pardon the brevity or any misspellings!

Yamacraw residents concern

From Deborah LOUGHNEY [REDACTED]
Date Wed 1/14/2026 9:30 AM
To Tammy Brawner <tbrawner@savannahpha.com>

I am considering the stated mission of the Housing Authority when I respectfully ask the members to ensure that current residents will have access to safe, stable, and truly affordable housing before proceeding with the planned demolition of Yamacraw Village. Displacement without firm protections disproportionately impacts low income families, seniors, and individuals with limited housing options, and it undermines the mission of public housing itself:

“To effectively and efficiently address the housing needs of Savannah’s low income population”

Thank you,
Deborah Loughney
[REDACTED]
Savannah 31405



Yamacraw Village

From Gabriel Kerbrat [REDACTED]
Date Wed 1/14/2026 9:22 AM
To Tammy Brawner <tbrawner@savannahpha.com>

Hello,

I am a resident of Savannah and I am concerned about my neighbors currently residing in Historic Yamacraw Village. I am writing in strong support of their counter-proposal to HAS.

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3. **Enhanced relocation assistance** before, during, and after demolition

Demolition without enforceable protections risks shrinking the supply of deeply affordable housing at a time when demand is overwhelming.

Some households are already relocating without a legally enforceable agreement in place. What will happen to these families without more robust assistance? Too few landlords accept Section 8 vouchers. Many residents of Yamacraw Village have been in this community for a very long time, and it is unlikely that many of them will be able to stay in the area. This impacts every facet of their lives, not least of which are schools, childcare, and commuting to work.

What we do (and don't) do on behalf of the most vulnerable members of our community matters. I trust that the HAS will do the right thing and work with the YVRC to meet the moment.

Thank you,

--

Gabriel Kerbrat
[REDACTED]
Savannah, GA 31401



Yamacraw Village/Draft FY26 Annual Plan

From Amanda Kerbrat [REDACTED]
Date Wed 1/14/2026 9:18 AM
To Tammy Brawner <tbrawner@savannahpha.com>

Hello,

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What we do (and don't) do on behalf of the most vulnerable members of our community matters. I trust that the HAS will do the right thing and work with the YVRC to meet the moment.

Thank you,

--

Amanda Kerbrat
[REDACTED]
Savannah, GA 31401