

**SPECIAL MEETING**  
**OF THE BOARD OF COMMISSIONERS OF THE**  
**HOUSING AUTHORITY OF SAVANNAH**  
**January 16, 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 3:03 p.m. on Friday, January 16, 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, Resident Advisor Deborah Bulloch, and Resident Advisor Sophia Perry. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP and one community member were also in attendance.

**ADOPTION OF PHA CERTIFICATION OF COMPLIANCE WITH THE PHA PLAN 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 Annual Plan to HUD. The plan is sent to HUD seventy-five days prior to the beginning of the fiscal year.

Ms. Brawner provided an overview of the planning for the FY 2026 Annual Plan. Ms. Brawner stated that a public hearing was held on January 14, 2026 in order to give residents and the community the opportunity to comment. No comments were received by the Housing Authority's Resident Advisory Board. Twenty-eight comments were received from the community, and several speakers offered verbal remarks at the Public Hearing. Ms. Hester provided a summary of these public comments and provided overview of them to the Board of Commissioners.

A discussion followed regarding the comments received and regarding the relocation of residents of Yamacraw Village. Commissioner Zapp made a motion that the Board of Commissioners goes on record specifying its commitment, given expected resources, to the Yamacraw Village Relocation Plan. Commissioner Peavey-Guzman seconded the motion.

Attorney Braun stated that while the relocation activities of Yamacraw Village residents was an important discussion, the action before the Board was to consider and adopt the FY 2026 Annual Plan. Therefore, it was determined that Commissioner Zapp's motion concerning relocation would be discussed further at the next meeting.

Commissioner Gresham moved to adopt Board Resolution 01-26-01 to approve the Housing Authority of Savannah's FY 2026 Annual 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. The Chairwoman thanked everyone for their heart and passion for service. She stated that the Board of Commissioners was deeply committed to doing their best for the residents that the Board is charged with representing.

There being no further business, the Chairwoman adjourned the meeting at 3:48 p.m.

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Secretary

ATTEST:

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Chairwoman

Approval Date: March 4, 2026