

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

March 4, 2026

The Board of Commissioners of the Housing Authority of Savannah met in rescheduled regular session at the office of the Housing Authority of Savannah, 1407 Wheaton Street – Building B beginning at approximately 12:15 p.m. on Wednesday, March 4, 2026. Chairwoman Dr. M. Ann Levett called the meeting to order and upon roll call those present and absent were as follows:

Present: Dr. M. Ann Levett, Chairwoman
 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, Director of Real Estate Development and Preservation Dr. Jesseca Lightbourne, Interim Director of Assisted Housing Programs Renay Malone, 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.

APPROVAL OF CONSENT AGENDA

The Consent Agenda included the minutes of the minutes of the January 14, 2026 Special Meeting, January 14, 2026 Regular Meeting, January 16, 2026 Special Meeting, and February 26, 2026 Special Meeting; Resident Services Report; Property Management Report; Assisted Housing Programs Report; Real Estate Development Report; and Financial Report. Commissioner Gresham made a motion to approve the consent agenda. Commissioner Holland seconded the motion, and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Evette Hester provided a report to the Commissioners and introduced Dr. Jesseca Lightbourne as the new Director of Real Estate Development and Preservation. The Commissioners welcomed Dr. Lightbourne.

ADOPTION OF OPERATING BUDGET AND PERFORMANCE FUNDING SYSTEM CALCULATION OF OPERATING SUBSIDY FOR FISCAL YEAR ENDING MARCH 31, 2027

A budget workshop for the combined operating budget for the fiscal year ending March 31, 2027 was held on February 26, 2026. The combined operating budget incorporates all operating funds into separate operating budgets for each Asset Management Project Group, the Central Office Cost Center, the Housing Assistance Payments Fund and the Local Fund.

Director of Finance Robert Faircloth then gave a brief overview of the budgets and answered questions from the Commissioners. Commissioner Gresham made a motion to adopt Board Resolution 03-26-01 to approve the Operating Budget and Performance Funding System Calculation of Operating Subsidy for the Fiscal Year Ending March 31, 2027, and to authorize the Chairwoman to sign the *PHA Board Resolution Approving Operating Budget, Form HUD-52574*. Commissioner Peavey-Guzman seconded the motion and it passed unanimously.

CONTRACT AWARD FOR COMPREHENSIVE APPLICANT/RESIDENT SCREENING SERVICES

Mr. Faircloth stated that the Housing Authority of Savannah intends to enhance its Comprehensive Applicant/Resident Screening Services beyond those available via the HUD Enterprise Income Verification (EIV) System. A search process began during the 2025 fiscal year to identify the best overall services available.

ONLINE Information Services, Inc. was identified as the best overall service by HAS and the agency was able to locate and secure access to a fully procured and compliant contract, No. 250053-02 City of Tucson, via the Axia Cooperative Purchasing Program.

The services provided will be on an as-needed basis and the costs of the services are estimated to approximate \$75,000 per year for Public Housing and \$130,000 per year for HCV and could on a cumulative total possibly exceed the Authority's Small Purchase

Threshold of \$250,000. Contracts exceeding the Small Purchases Threshold of \$250,000 require Board of Commissioners approval.

A discussion followed in which Mr. Faircloth and Ms. Hester answered questions. Following this discussion, Commissioner Gresham made a motion to adopt Board Resolution 03-26-02. Commissioner Peavey-Guzman seconded the motion, and it passed unanimously. The resolution follows the minutes.

RESOLUTION OF SUPPORT FOR DEMOLITION OF YAMACRAW VILLAGE

Ms. Hester presented a resolution of support for the demolition of Yamacraw Village which was prepared to incorporate consultation with Board members. Commissioner Zapp expressed his support and appreciation for the resolution, of which he was in support. Commissioner Gresham acknowledged Commissioner Zapp's efforts, and Chairwoman Levett expressed her appreciation. Commissioner Zapp made a motion to adopt Board Resolution 03-26-03. Commissioner Gresham seconded the motion, and it passed unanimously. The resolution follows the minutes.

COMMENTS FROM COMMISSIONERS

Ms. Hester acknowledged staff members who created HAS's inaugural Black History Month program. Chairwoman Levett thanked everyone for the efforts that went into a successful event. Commissioner Zapp inquired about a forthcoming letter from HUD and Ms. Hester indicated that once received, a conversation would take place with the Board.

There being no further business, the Chairwoman adjourned the meeting at 1:10 p.m.

Secretary

ATTEST:

Chairwoman

Approval Date: February 11, 2025

