

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

April 8, 2026

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 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
 Happi Peavey-Guzman
 Michael Holland
 Dr. Kenneth Zapp

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 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 March 4, 2026 Rescheduled Regular Meeting; Resident Services Report; Property Management Report; Assisted Housing Programs Report; Real Estate Development Report; and Financial Report. Commissioner Zapp 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.

ADOPTION OF RESOLUTION FOR GATEWAY GARDENS DEVELOPMENT AGREEMENT AND LOW INCOME HOUSING TAX CREDIT APPLICATION

Director of Real Estate Development and Preservation Jesseca Lightbourne reminded the Commissioners that in June 2025, the Housing Authority of Savannah received from Paces Preservation Partners, LLC a proposal for the development of affordable housing units for seniors on vacant parcels of the former Edgar Blackshear Homes; a development to be known as Gateway Gardens. On December 10, 2024, the HAS Board of Commissioners executed a Resolution authorizing HAS to negotiate terms of a Development Agreement with Paces, and to initiate the Restore-Rebuild transaction with HUD to develop the proposed Gateway Gardens.

Dr. Lightbourne shared that Paces is currently preparing the submission of a Low Income Housing Tax Credit (LIHTC) application for the proposed development. She provided an overview of the terms of the Development Agreement, Option to Ground Lease and the components of the LIHTC application to the move project forward.

A discussion followed. Commissioner Peavey-Guzman made a motion, seconded by Commissioner Holland, to adopt Board Resolution No. 04-25-01. The resolution, which was unanimously adopted, immediately follows these minutes.

ADOPTION OF RESOLUTION SUPPORTING RE-SYNDICATION SUSTAINABLE FELLWOOD I

Dr. Lightbourne continued by stating the nature of the Housing Authority of Savannah's connection with Sustainable Fellwood I, as the ground lease holder and administrator of project-based voucher units at the property. Sustainable Fellwood I was partially financed by the Low Income Housing Tax Credits, which have now reached the end of their initial compliance period. Ms. Nutini spoke about the Housing Authority of Savannah's commitment to the owner's resyndication of the property and the pending LIHTC application. The Commissioners expressed their support. Commissioner Holland moved to adopt Board Resolution No. 05-25-02, which follows the minutes. Commissioner Gresham seconded the motion and it passed unanimously.

Postponed Regular Meeting

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

Secretary

ATTEST:

Chairwoman

Approval Date: May 13, 2026