

POSTPONED REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
May 15, 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 Thursday, May 15, 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
 Edward Gresham, Vice Chairman
 Happi Peavey-Guzman

Absent: Michael Holland (late arrival)*

Also present were Executive Director Evette Hester, Interim Director of Property Management Angela Capers, Director of Finance Robert Faircloth, Interim Director of Assisted Housing Programs Sandy Glicker, Director of Human Resources Shannell Hardwick, Director of Real Estate Development and Preservation Rafaella Nutini, Management Analyst Tammy Brawner, Procurement and Contracts Administrator Sharon Dallas-Bryant, ROSS Service Coordinator Brenda Pollen, Resident Advisor Deborah Bulloch, and Resident Advisor Sophia Perry. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP, Former Commissioner Darrel Daise, Attorney David Sunshine Hamburger of Georgia Legal Services, and Brandi Lewis were also in attendance.

*Commissioner Michael Holland arrived during the presentation and was present for all voting.

The Chairwoman opened the meeting with a moment of silence.

PRESENTATION HONORING FORMER COMMISSIONER DARREL DAISE

Chairwoman Levett invited Mr. Darrel Daise to stand and join her. Mr. Daise served on the Housing Authority of Savannah's Board of Commissioners from April 27, 2021 until March 27, 2025. During his tenure on the Board, Mr. Daise served HAS in the roles of Vice Chairman and Chairman. The Chairwoman thanked Mr. Daise for his service and dedication and presented him with a plaque. Mr. Daise offered warm words of appreciation. Mr. Daise's daughter Brandi Lewis was in attendance.

APPROVAL OF CONSENT AGENDA

The Consent Agenda included the minutes of the April 10, 2025 postponed regular 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.

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

Director of Real Estate Development and Preservation Rafaella Nutini reminded the Commissioners that in June 2024, 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.

Ms. Nutini 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 Gresham made a motion, seconded by Commissioner Peavey-Guzman, to adopt Board Resolution No. 05-25-01. The resolution, which was unanimously adopted, immediately follows these minutes.

ADOPTION OF RESOLUTION SUPPORTING SUSTAINABLE FELLWOOD I LOW INCOME HOUSING TAX CREDIT APPLICATION

Ms. Nutini 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.

ADOPTION OF REVISED PERSONNEL POLICY

Director of Human Resources Shannell Hardwick addressed the Board regarding proposed changes to the *HAS Personnel Policy*. Commissioner Gresham made a motion, seconded by Commissioner Peavey-Guzman, to adopt Board Resolution No. 05-25-03, approving the revised Personnel Policy, with one noted change: Page 56, last sentence revised to "*The Executive Director reserves the right to change this program, with notice.*" The motion passed unanimously, and the resolution follows these minutes.

ADOPTION OF SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION

Interim Director of Assisted Housing Programs Sandy Glicken explained that housing authorities are graded by HUD on their Housing Choice Voucher Program's performance. By using the Section 8 Management Assessment Program (SEMAP), HUD can assess the Housing Authority's performance based on fourteen indicators that show whether or not families are being assisted according to federal regulations. This information is electronically submitted to HUD on Form HUD-52648 on an annual basis.

Ms. Glicken answered questions of the Commissioners and following the discussion, Commissioner Gresham made a motion to approve the Section 8 Management Assessment Program Certification and to authorize the Chairwoman and Executive Director to execute the form, and accompanying Board Resolution No. 05-25-04. Commissioner Holland seconded the motion and it was unanimously approved.

CONTRACT FOR REAL ESTATE DEVELOPMENT CONSULTANT

At the April 10, 2025 postponed regular meeting, the Board of Commissioners awarded a contract for real estate development consulting services to EJP Consulting Group, LLC with the modification of the resolution to include the total contract value amount and not-to-exceed term amounts to reflect the full contract value.

Ms. Nutini reported to the Board that the amended resolution was being brought for adoption to correct the previous resolution brought in April and to include this information. Commissioner Gresham made a motion, seconded by Commissioner Holland, to adopt the revised Board Resolution No. 04-25-02, and it passed unanimously. The resolution will follow the minutes of the April 10, 2025 postponed regular meeting.

CHANGE OF REGULAR BOARD OF COMMISSIONERS MEETING DATE

In accordance with the Housing Authority's By-Laws Article II. Section 2, "regular meetings

of the Authority may be held at such time and place as may be designated by a majority of the Commissioners at any meeting.” Chairwoman Levett stated that Commissioners had been polled to determine consensus to change the regular meeting date and called for a motion. Commissioner Gresham moved to change the regular Board of Commissioners meeting to the second Wednesday of the month at 12:15 p.m. The motion was seconded by Commissioner Peavey-Guzman and was unanimously approved.

EXECUTIVE DIRECTOR’S REPORT

Ms. Hester provided a report to the Commissioners. Report highlights included:

- The U. S. Department of Housing and Urban Development and the General Services Administration has reported a collaborative effort to move its Headquarters, currently located in Washington, D.C.
- HAS received its Capital Fund Program award in the amount \$2.963 million
- The submission of the Yamacraw Village Demolition application is facing another delay. New regulations related to Floodplain Management are triggering the need for public notices to be issued to evaluate strategies for minimizing the impact of the demolition on the existing floodplain.

Ms. Hester requested Ms. Nutini, Director of Development and Preservation, to provide further clarification. Ms. Nutini presented a map to the Commissioners showing a portion of Yamacraw located in the X (500-year) floodplain zone, which requires HAS to conduct an 8-step process for ensuring compliance with floodplain management regulations. HAS anticipates this eight-step process to delay the conclusion of the Environmental Review report at least sixty days.

- Savannah Mayor Van R. Johnson, II conducted a Family Self-Sufficiency Program job skills training and workshop for HAS residents on May 9th
- Ms. Hester closed her report by announcing that a residents’ Fashion Show will be held at Horace Stillwell Towers during the month of June, date still pending.

There being no further business, the Chairwoman called for a motion to close the meeting. The motion to close was made by Commissioner Gresham and seconded by Commissioner Holland. The Chairwoman adjourned the meeting at 1:41 p.m.


Secretary

ATTEST:


Chairwoman

Approval Date: June 10, 2025

RESOLUTION NO. 05-25-01

**RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF
COMMISSIONERS AUTHORIZING DEVELOPMENT AGREEMENT WITH PACES
PRESERVATION AND SUBMISSION OF LOW INCOME HOUSING TAX CREDIT
APPLICATION FOR GATEWAY GARDENS**

WHEREAS, in connection with the next phase in the East Savannah Gateway revitalization initiative, the Housing Authority of Savannah (“HAS”) along with a recently selected development partner, Paces Preservation Partners, LLC or its designated affiliate (“Paces”), desires to develop Gateway Gardens (the “Project”);

WHEREAS, on December 10, 2024, the Board of Commissioners of HAS authorized its Executive Director and/or one of her designees to negotiate terms of a Development Agreement with Paces in furtherance of a plan to develop housing units on vacant sites owned by HAS;

WHEREAS, HAS and Paces desire to enter into a Development Agreement outlining roles and responsibilities of both partners (the “Development Agreement”), for which general business terms are attached;

WHEREAS, a HAS affiliate and a Paces affiliate have been formed to compose the General Partner of the Project’s owner, Savannah Gateway Gardens, LP (the “Partnership”);

WHEREAS, HAS and the Partnership desire to enter into an option to ground lease (the “Option to Ground Lease”) to evidence the Partnership’s site control of the Land;

WHEREAS, HAS has applied to the U.S. Department of Housing and Urban Development (“HUD”) for a Notice of Anticipated RAD Rents pursuant to the HUD Restore Rebuild program and HAS intends to provide the Partnership a commitment to provide public housing subsidy for twenty (20) units in the Project which will be converted to Section 8 Project Based Voucher Assistance under the HUD Rental Assistance Demonstration program, all in accordance with and subject to applicable HUD requirements (the “Subsidy Commitment”);

WHEREAS, the Partnership or its representatives have prepared a low-income housing tax credit application (the “LIHTC Application”) for submission to the Georgia Department of Community Affairs;

NOW, THEREFORE, in connection with the development, construction and equipping of the Project, the Board of Commissioners hereby adopt the following resolutions:

BE IT RESOLVED, that the Executive Director of HAS and/or her designee is hereby authorized to review, approve and execute the Development Agreement, Option to Ground Lease and Subsidy Commitment and all certificates, affidavits, agreements, documents and other writings in connection therewith as the Executive Director shall deem to be necessary

or desirable in the consummation of the transactions herein contemplated (collectively the "Agreements");

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executive Director of HAS or her designee, in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of HAS, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized and directed for and on behalf of, and as the act and deed of HAS, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executive Director shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the Executive Director to such end are hereby expressly ratified and confirmed as the acts and deeds of HAS.

This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED this 15TH day of May, 2025.

HOUSING AUTHORITY OF SAVANNAH

By: 
Dr. M. Ann Levett, Chairwoman

Attest:


Evette Hester, Secretary

RESOLUTION NO. 05-25-02

RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF COMMISSIONERS AUTHORIZING THE REASSIGNING OF GROUND LEASE, HAP CONTRACTS, AND NEW FINANCING IN SUPPORT OF THE REHABILITATION OF SUSTAINABLE FELLWOOD

WHEREAS, Sustainable Fellwood I (the “Project”) is a 110-unit apartment complex located in the West Savannah Neighborhood, west of the I-16 flyover, east of Lathrop Avenue, north of Louisville Road and South of W Bay Street and currently owned by Sustainable Fellwood Phase I, L.P;

WHEREAS, the initial construction of Sustainable Fellwood I was partially financed by the Low Income Housing Tax Credits (“LIHTC”) program and has reached the end of the program’s initial compliance period;

WHEREAS, the Project had also been financed with a loan from the Housing Authority of Savannah (“HAS”) in the original principal amount of \$3,100,000 (the “HAS Loan”);

WHEREAS, HAS owns fee simple interest in the site containing the Project (the “Land”), which is currently ground leased to Sustainable Fellwood Phase I, L.P. pursuant to an Amended and Restated Ground Lease Agreement (“Ground Lease”), and is the contract administrator of two (2) Housing Assistance Payments (“HAP”) contracts for a total of forty-six (46) Project-Based Voucher (“PBV”) units existing at the Project, of which forty (40) were converted under the HUD Rental Assistance Demonstration (“RAD”) program in 2018;

WHEREAS, it is the desire of Woda Cooper Companies, Inc. or its designated affiliate (the Developer”) to apply for a new allocation of LIHTC and form a new owner entity to be called Sustainable Fellwood I Limited Partnership or another similarly named entity (the “Partnership”);

WHEREAS, the Developer has prepared a low-income housing tax credit application (the “LIHTC Application”) for submission to the Georgia Department of Community Affairs to finance the rehabilitation of the Project;

WHEREAS, HAS desires to enter into a commitment to approve assignment of the Ground Lease to the Partnership, and a commitment to execute an extension of the Ground Lease (the “Commitment for Ground Lease”) evidencing site control of the Land by the Partnership, as well as entering into a commitment to approve assignment of the HAP contracts (the “HAP Assignment Commitment”) to the Partnership, all in accordance with applicable HUD requirements including National Environmental Protection Act requirements;

WHEREAS, contingent upon payment to HAS of the outstanding principal balance and accrued interest on the HAS Loan, which as of December 3, 2024, totaled \$3,218,513, HAS desires to extend new financing for rehabilitation of the Project to the Partnership in an amount

not to exceed \$1,700,000 (the "New HAS Loan Commitment" and collectively with the Commitment for Ground Lease and HAP Assignment Commitment, the "HAS Commitments");

NOW, THEREFORE, in connection with the development, construction and equipping of the Project, the Board of Commissioners hereby adopt the following resolutions:

BE IT RESOLVED, that the LIHTC Application is approved by HAS to the extent required, and the HAS Commitments are hereby authorized and approved;

BE IT FURTHER RESOLVED, that the Executive Director of HAS and/or her designee is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings (collectively the "Agreements") the Executive Director shall deem to be necessary or desirable in the consummation of the transactions and HAS Commitments herein contemplated;

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executive Director of HAS or her designee, in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of HAS, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized and directed for and on behalf of, and as the act and deed of HAS, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executive Director shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the Executive Director to such end are hereby expressly ratified and confirmed as the acts and deeds of HAS.

This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED this 15TH day of May, 2025.

HOUSING AUTHORITY OF SAVANNAH

By: 
Dr. M. Ann Levett, Chairwoman

Attest:


Evette Hester, Secretary

RESOLUTION NO. 05-25-03

**RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF
COMMISSIONERS ADOPTING A REVISION TO HOUSING AUTHORITY OF SAVANNAH
PERSONNEL POLICY MANUAL**

WHEREAS, the Housing Authority of Savannah (HAS) provides its employees with a Personnel Policy Manual outlining important policies and procedures regarding employment with HAS;

WHEREAS, HAS wishes to amend the Policy as set forth in this Resolution; and

THEREFORE, BE IT RESOLVED that the updated Personnel Policy Manual that is attached as Exhibit A and incorporated by this reference is approved by the Board of Commissioners to be effective immediately.

PASSED this 15th day of May, 2025.

HOUSING AUTHORITY OF SAVANNAH

By: 
Dr. M. Ann Levett, Chairwoman

Attest:


Evette Hester, Secretary

RESOLUTION NO. 05-25-04
RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF
COMMISSIONERS APPROVING THE SUBMISSION OF SECTION 8 MANAGEMENT
ASSESSMENT PROGRAM CERTIFICATION TO THE U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT

WHEREAS, the Housing Authority of Savannah (HAS) must submit to the U.S. Department of Housing and Urban Development (HUD), the Section 8 Management Assessment Program (SEMAP) Certification (Form HUD-52648) on or before May 31, 2025; and

WHEREAS, SEMAP is a self-certification tool that HUD uses to measure the performance of public housing authorities administering the housing choice voucher program on fourteen key indicators that illustrate whether or not eligible families are assisted in decent rental units at reasonable subsidy costs; and

WHEREAS, based on expected points earned across fourteen indicators, and the bonus indicator, HAS projects to receive a score of 145 and a designation of High Performer; and

WHEREAS, the submission of the Form HUD-52648 requires the approval and authorization of the Housing Authority of Savannah Board of Commissioners; and

WHEREAS, the certification must be submitted electronically through HUD's website on or before May 31, 2025 by the approval of the Chairperson and Executive Director; and

NOW THEREFORE, IT IS HEREBY RESOLVED that the Board of Commissioners of the Housing Authority of Savannah ratifies confirms and approves the submittal of the Section 8 Management Assessment Program (SEMAP) Certification (Form HUD-52648), which will be submitted electronically through HUD's website, on or before May 31, 2025.

ADOPTED THIS 15th day of May, 2025.

HOUSING AUTHORITY OF SAVANNAH

By: 
Dr. M. Ann Levett, Chairwoman

ATTEST:

Evette Hester, Secretary

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 12/31/2026)

Public reporting burden for this collection of information is estimated to average 12 hours 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. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
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Check here if the PHA expends less than \$300,000 a year in Federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes ☐ No ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes ☐ No ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes ☐ No ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☐ At least 98% of units sampled ☐ 80 to 97% of units sampled ☐ Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☐ At least 90% of files sampled ☐ 80 to 89% of files sampled ☐ Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes ☐ No ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes ☐ No ☐

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response ☐ At least 98% of cases sampled ☐ Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☐ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☐ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☐ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☐ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☐ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☐ No ☐

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

PHA Response Yes ☐ No ☐

Enter FMRs and payment standards (PS)

0-BR FMR _____	1-BR FMR _____	2-BR FMR _____	3-BR FMR _____	4-BR FMR _____
PS _____	PS _____	PS _____	PS _____	PS _____

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☐ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☐ No ☐

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

PHA Response Yes ☐ No ☐

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

PHA Response Yes ☐ No ☐

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

PHA Response Yes ☐ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

<input type="text"/>
<input type="text"/>

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

132

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

0

Percent of FSS slots filled (b + c divided by a)

254.00

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

PHA Response

Yes ☒

No ☐

0

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;
- or
- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response

Yes ☒

No ☐

If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify under penalty of perjury that, to the best of my knowledge, the above responses are true and correct for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Executive Director signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) 05/15/2025

Date (mm/dd/yyyy) 05/15/2025

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

2020 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).

Is line c 50% or more? Yes ☐ No ☐

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes ☐ No ☐

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes ☐ No ☐

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

RESOLUTION NO. 05-25-06

**RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF COMMISSIONERS
CHANGING THE REGULAR BOARD OF COMMISSIONERS MEETING SCHEDULE**

WHEREAS, Article II, Section 2 of the By-Laws of the Housing Authority of Savannah (HAS) states that Regular meetings of the Authority may be held at such time and place as may be designated by a majority of the Commissioners at any meeting;

NOW, THEREFORE, BE IT RESOLVED that Regular meetings of the Authority will be held on the second Wednesday of every month at 12:15 p.m. at the offices of the Authority, located at 1407 Wheaton St. Building A;

ADOPTED by the Board of Commissioners on this 15th day of May, 2025.

RESOLUTION IN FULL FORCE, EFFECTIVE IMMEDIATELY.

HOUSING AUTHORITY OF SAVANNAH

By: 
Dr. M. Ann Levett, Chairwoman

ATTEST:


Evette Hester, Secretary