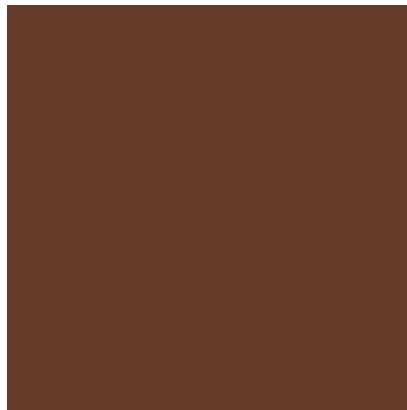




BOARD OF COMMISSIONERS



February 24, 2022

ANNUAL MEETING



at the corner of family and future

TO THE COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY
ST. LOUIS, MISSOURI

PUBLIC NOTICE OF MEETING

Take notice that the annual meeting of the commissioners of the St. Louis Housing Authority will be held via Zoom* on Thursday, February 24, 2022, commencing at 4:30 p.m., to consider and act upon items shown on the attached agenda. An Executive Session may be convened to discuss legal actions, causes of actions, communications with attorneys, personnel matters, leasing, purchase or sale of real estate and bid specifications.

DATED: February 18, 2022

ST. LOUIS HOUSING AUTHORITY

Attachment

*Instructions For Joining Zoom

Meeting ID: 863 741 1301

Via Smart Phone or Computer:

<https://us02web.zoom.us/j/8637411301>

Via Phone:

(312) 626-6799, then 863 741 1301#

BOARD OF COMMISSIONERS, ST. LOUIS HOUSING AUTHORITY
ANNUAL MEETING, FEBRUARY 24, 2022, 4:30 P.M.
ST. LOUIS HOUSING AUTHORITY, 3520 PAGE BOULEVARD
ST. LOUIS, MISSOURI 63106
AGENDA

ROLL CALL

CONSENT AGENDA

1. Election of Officers
2. Approval of Minutes, Regular Meeting, January 27, 2022

RESIDENTS' COMMENTS ON AGENDA ITEMS

ITEMS FOR INDIVIDUAL CONSIDERATION

3. Resolution No. 2941

Authorizing and Approving the St. Louis Housing Authority to Issue a Request for Qualifications Master Developer Solicitation for the Clinton-Peabody Development

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

RESIDENTS' CONCERNS

COMMISSIONERS' CONCERNS

SPEAKERS TO ADDRESS THE BOARD

EXECUTIVE SESSION

The Executive Session may be convened pursuant to Section 610.021 of the Missouri Revised Statutes, to discuss legal actions, causes of actions or litigation, personnel matters relating to the hiring, firing, disciplining and promoting of employees, negotiations with our employees, leasing, purchase or sale of real estate and specifications for competitive bidding.

ADJOURNMENT

Please note that this is not a public hearing or forum. Anyone wishing to address the Board must follow the St. Louis Housing Authority's Speaker's Policy. (Contact the Executive Division at Central Office for a copy of the policy.)

**APPROVAL OF MINUTES
JANUARY 27, 2022**

BOARD OF COMMISSIONERS
ST. LOUIS HOUSING AUTHORITY
REGULAR MEETING
JANUARY 27, 2022
4:30 p.m.

CALL TO ORDER

The Board of Commissioners of the St. Louis Housing Authority held a Regular Meeting on Thursday, January 27, 2022, via Zoom. Chairman Sal Martinez called the meeting to order at approximately 4:32 p.m.

Present: Annetta Booth
Margaret English
Regina D. Fowler
Benita Jones
Sal Martinez
Constantino Ochoa, Jr.

Absent: Shelby Watson

CONSENT AGENDA

Swearing In of Resident Commissioners

Commissioner Martinez administered the oath of office to the newly-elected Resident Commissioners, Margaret English and Benita Jones. Afterwards, he congratulated and welcomed them as members of the Board of Commissioners for the St. Louis Housing Authority.

Approval of Minutes

Commissioner Fowler moved to approve the minutes of October 28, 2021. Commissioner Ochoa seconded the motion. The motion passed with all commissioners voting aye.

ITEMS FOR INDIVIDUAL CONSIDERATION

Resolution No. 2940

Authorizing the Acceptance and Approval of the Financial Statements and Independent Auditor's Report for the Fiscal Year Ending September 30, 2020.

Alana C. Green, Executive Director, recalled that the St. Louis Housing Authority (SLHA) started presenting the audit report to the commissioners a few years ago based on the independent auditor's findings. She yielded to Josh Armatis with Hayes and Associates to present SLHA's 2020 audit report.

Mr. Armatis stated that Hayes and Associates issued an unmodified opinion on the audited financial statements, which is oftentimes referred to as a clean opinion. He said an unmodified opinion means that in their opinion, based on their testing, SLHA's financial statements present fairly the financial position of the organization as of September 30, 2020. He said Hayes and Associates also disclosed some required supplementary information, which is the Management Discussion and Analysis (MD&A). Mr. Armatis stated that the Accounting Principles require that the MD&A be presented to supplement the basic financial statements and he noted that such information, although not a part of the basic financial statements, is a required part of the Government Accounting Standards. He said Hayes and Associates applied certain limited procedures to the required supplementary information in accordance with the Auditing Standards, which include comparing the information for consistency with management's responses to their inquiries to complete the financial statements and other knowledge they obtained during the audit. He noted that although Hayes and Associates apply the limited procedures they do not express an opinion on the MD&A. Mr. Armatis stated that two additional reports are included in the audit that are required by the Government Auditing Standards, the Report on Internal Controls Over Financial

Reporting and on Compliance and the Auditor's Report on Compliance for Each Major Federal Program and on Controls Over Compliance of Federal Programs. He said Hayes and Associates did not issue any findings related to their audit of the financial statements, however, two findings were found during the single audit; one was a material weakness and the other was a significant deficiency, which is less than a material weakness. He noted that they did follow up with management and an appropriate corrective action plan was put into place, which will sufficiently address both of the findings. He said Hayes and Associates also noted that there were no instances of noncompliance with laws or regulations. Mr. Armatis stated that the supplementary information includes the Combining Schedules, the Schedule of Expenditures of Federal Awards, the Actual Modernized Cost Certificates and the Financial Data Schedule. Regarding the supplementary information, he said Hayes and Associates made certain inquiries of management and evaluated the form, content, and method of preparing the information to determine that the information complies with U.S. GAAP, they compared and reconciled the supplementary information to the underlying accounting records that were used to prepare the financial statements, they noted that the method of preparing it had not changed from the prior period and that the information was appropriate, complete and fairly stated in regards to the financial statements. Regarding the Significant Accounting Policies, Mr. Armatis stated that management is responsible for the selection and use of appropriate accounting policies. He said Hayes and Associates noted that no transactions had been entered into by the organization during the year for which there was any lack of authoritative guidance or consensus, that all significant transactions had been recognized in the financial statements in the proper period and that they believe the financial statement disclosures were neutral, consistent and clear. Mr. Armatis stated that Significant Estimates are another integral part of the financial statements, which are prepared by management based on management's knowledge and experience about past and current events and assumptions about future event. He noted that certain accounting estimates are particularly sensitive because of either their significance to the financial statements or the possibility of future events affecting them may differ significantly than from what was expected. He said sensitive estimates that they think may affect the financial statements are the Collectability of Accounts Receivables and Notes Receivable, Depreciation and Useful Life of Capital Assets. Mr. Armatis stated that nothing changed with the form or accounting treatment of the financial statements. He noted that no new accounting pronouncements went into place. He elaborated on two new Footnotes (Note O and Note P) and noted that nothing had changed from prior years as far as the most sensitive disclosures affecting the financial statements. He said Footnotes still considered as most significant to the financial statements are Note B – Cash and Investments, Note D – Notes Receivable, Note G – Bonds and Loans Payable, Note K – Commitments and Note L – Economic Dependency. Mr. Armatis stated that nine audit adjustments were made, which were not significant. He said there were six adjusting journal entries and three reclassifying journal entries and he noted that four of the six adjusting journal entries were provided by SLHA and not adjustments that Hayes and Associates proposed. He said during the audit they found no litigation, claims or assessments; no illegal acts or fraud were identified; no significant difficulties were encountered during the audit; they had no disagreements with management nor were there any consultations with other accountants and no limitations were placed on the scope of their audit. Regarding independence, Mr. Armatis stated that Hayes and Associates does provide a few non-attached services to SLHA, which are services not related to the audit. He noted that some non-attached services can be thought to bear some issues on independence potentially and is something they have to assess every year. He said some of the non-attached services that they performed for SLHA included assisting with the preparation of the financial statements, assisting with the Data Collection form and reviewing the reconciliation of the Financial Data Schedule to the financial statements. He said in their professional judgement they are independent with respect to SLHA as that term is defined by professional standards. Mr. Armatis stated that this concluded his presentation and he thanked everyone for their hard work, as well as the Board for allowing him to present. He asked if there were any questions.

There were none.

Mr. Hayes thanked SLHA for allowing Hayes and Associates to continue to work with the agency.

Commissioner Fowler remarked that her background is in auditing and finance and she noted that she met with Ms. Green and Brenda Jackson, Director of Finance, to go over the audit report. She said she particularly appreciated the MD&A, which was done very well and answered a lot of questions. She noted

that Ms. Jackson was able to answer the questions she had to her satisfaction. She said she appreciated Ms. Green for allowing her the opportunity to review the audit report in advance as the treasurer of the Board. In addition, Commissioner Fowler thanked the auditors for their hard work in preparing the audit.

Commissioner Martinez thanked Hayes and Associates for working with SLHA to complete the audit and for completing the task during an international pandemic.

Commissioner Booth acknowledged Commissioner Fowler, noting that the Board appreciates her expertise.

Commissioner Fowler moved to approved Resolution No. 2940. Commissioner Booth seconded the motion. The motion passed with all commissioners voting aye.

CHAIRMAN'S REPORT

Commissioner Martinez acknowledged James Murphy, former commissioners for SLHA, noting that it was wonderful working with him and an honor to have serve with him as a commissioner. He thanked Mr. Murphy for his work while serving on the Board and wished him the best as he and his family move forward. He said Mr. Murphy is owed a debt of gratitude for his commitment, focus and passion towards the residents of public housing.

Commissioner Fowler expressed appreciation for the time the commissioners had to work with Mr. Murphy. She said he made sure they remained enlightened on what was happening on the ground. She said she also looks forward to the new resident commissioners helping them stay enlightened as well.

Commissioner Ochoa expressed gratitude to Mr. Murphy for the valuable insight he provided to the Board, noting that it kept the commissioners completely grounded and focused in terms of aspects.

DIRECTOR'S REPORT

Ms. Green reported on priorities that SLHA wants to complete in 2022. She noted that the Physical Needs Assessment had been in the works for about a year, which will guide how SLHA uses its Capital Fund dollars, as well as how SLHA potentially reposition its assets and utilize funding to enhance its portfolio. She said the commissioners and a lot of stakeholders should have received an email about SLHA's Physical Needs Assessment presentation scheduled to take place on February 3, 2022. Ms. Green stated that SLHA's strategic plan calls for the redevelopment of Clinton-Peabody and she noted that SLHA plans to prepare a request for proposals in the first quarter of 2020 to solicit a master developer for the development. She noted that SLHA has about \$4 million in Replacement Housing Factor funds to bring new public housing on-line and that SLHA is in the process of trying to figure out how to acquire units to bring on-line as part of its public housing portfolio. Ms. Green stated that SLHA's strategic plan also calls for the agency to do a Portfolio plan, which is a comprehensive plan that will help guide how the organization prioritize the timing and funding of developments. She said it is hoped to have the plan completed by the third quarter of 2022. She said a restructure of the Housing Choice Voucher program for enhanced performance is a huge task for the agency. She recalled that SLHA retained Nan McKay, a consultant company that works very closely with housing authorities across the country, in 2021 to complete an overall assessment of its program. She noted that Nan McKay finalized their report at the end of November 2021. She said utilizing that report, and working with Nan McKay, SLHA will prepare several recommendations for consideration by the commissioners. Ms. Green stated that SLHA has quite a few projects on backlog with Capital Fund dollars that are mainly attributable to the fact that SLHA was waiting on HUD to provide some environmental approvals. She said it is hoped that SLHA will be able to proceed with about a dozen projects once the HUD approvals are received. Ms. Green stated that a development of a customized safety plan for the developments is also a part of SLHA's strategic plan. She said crime, especially since COVID, has increased considerably in the public housing developments and SLHA plans to do customized plans for each development based on the relationship with the police

department and where they are situated in the city. Ms. Green noted that SLHA has a community service program for the public housing residents that has been under-utilized for many years. She said she would like to enhance the program to offer opportunities for the public housing residents to volunteer at SLHA's Central Office, SLHA developments, or with SLHA's nonprofit partners. She said she also enhanced the Ombudsman role. She noted that SLHA receives lots of complaints and moving the Ombudsman role to the Executive Department should reduce some of the complaints and help the process. Ms. Green stated that this concluded her report and she noted that Lt. Middleton was not present to provide the monthly report for the Housing Authority Police Unit.

Commissioner Martinez asked Ms. Green to have Lt. Middleton provide his report to the commissioners.

Commissioner Booth recalled that Ms. Green had implemented quite a few new programs for the residents prior to the COVID pandemic, such as the gala. She said she knows that it is hard to plan with COVID, however, asked Ms. Green if she had any plans to implement some of the programs whenever there is a relief from the COVID pandemic.

Ms. Green stated that SLHA's Resident Initiatives team had been doing quite a bit of programming, although virtual in some respect. She noted that the Circle of Friends program has been really effective during the COVID pandemic, which helps to keep the seniors from being socially isolated. She also noted that SLHA had done a lot of vaccine events. She said during the summer SLHA conducted a lot of fairs at Clinton-Peabody and does food distributions as well. Ms. Green stated that a lot is going on, but not as community-focused as SLHA would like because no one can gather. She said she does anticipate SLHA being able to have more in-person community-driven events when the COVID pandemic is over.

RESIDENTS' CONCERNS

Paula Foster, President of the Renaissance Place at Grand Tenant Association, stated that she has been a part of SLHA in one way or another for almost 25 years. She said she has also been president of the tenant association for her development for longer than she wanted to be, however, she enjoys what she does. She said she advocates for the residents and for what is right and not for any other reasons. She said at this moment and time she feels that the working relationship that the TAB has built with SLHA is broken. Ms. Foster stated that she had been experiencing a lot of changes that affect how the tenant association boards (TAB) operate and she noted that she understood why, because of past boards and how they operated, but they had better communication than what they currently have now. She stated that the TAB boards were sworn in and that she felt disrespected at the swearing in ceremony. She said she knows that it is business, however, she took what happened as personal because she thought she was due more respect than what she got. She said she does not need to be dictated to when she knows the procedures just as well as anyone else. Ms. Foster stated that the City-Wide TAB needs to meet with Ms. Green and her team to discuss the direction SLHA wants the City-Wide TAB to go in and so that the City-Wide TAB can share their opinions about what direction they feel they should go. She noted that in previous years the responsibilities of the City-Wide TAB were spelled out and not dictated to them. She said the City-Wide TAB board operates upfront and follows all of SLHA's procedures. Ms. Foster stated that if the issue is not cleared up then all of the TAB boards are going to be lost.

Ms. Green stated that she did not attend the swearing in ceremony and, therefore, did not know what had happened. She said this is new information to her and she thinks it is best that they have a conversation. She said she would contact Ms. Foster to talk about what had happened.

Ms. Foster thanked Ms. Green.

Commissioner Booth asked Ms. Green, after speaking with Ms. Foster, if she would bring her concerns to the commissioners at the next Executive Session meeting.

Ms. Green responded, "Yes."

SPEAKERS' TO ADDRESS THE BOARD

Presenting on behalf of Blackrock Consulting, Sunni Hutton stated that Blackrock Consulting is an employee-owned consulting firm that focuses on making St. Louis better for all of its residents. She said the presentation provides a higher overview of the Affordable Housing Report Card, which allows advocates to assess whether the region is making progress towards providing affordable housing to all of its residents. She noted that the presentation also provides a snapshot that shows where St. Louis is based on current policies and/or programs in place to meet those goals and provides a baseline for creating goals and strategies to improve its ability to provide affordable housing to everyone. Before beginning the presentation, Ms. Hutton acknowledged the key contributors to the report, noting that Deaconess Foundation paid for the report, Community Builders Network commissioned the report on behalf of the Affordable Housing Trust Fund Coalition, URBNRX was the lead consulting on creating the report card and Blackrock Consulting is doing the community engagement. Proceeding, Ms. Hutton provided the historical housing context of St. Louis and race and presented on what is considered affordable housing. She provided the affordable housing grades based on the area median income and the affordable housing demand by area median income, as well as noted the rent burden by race. She also noted the strategies for preserving and developing more affordable housing. Concluding, Ms. Hutton stated that the Affordable Housing Trust Fund Coalition wants to be able to take the information in the report card and decide what is next with supporting housing-related efforts happening in St. Louis City and St. Louis County. She shared a link to complete a survey and noted that the Affordable Housing Trust Fund Coalition wants to get information to determine what their advocacy efforts will look like going forward and how they can support existing advocacy efforts. She asked if there were any questions.

Commissioner Jones asked Ms. Hutton if the municipalities mentioned in the report card that do not have any households that use a Housing Choice Voucher must have a certain amount of low-income families.

Ms. Hutton stated that they are not required to let anyone in based on income or race.

Commissioner Jones asked if that could get changed.

Ms. Hutton stated that if new housing developments receive public funding there are usually some restrictions on income requirements on who the development is supposed to serve.

Ms. Green noted that SLHA does encourage Housing Choice Voucher participants to pick an area of their choice. She said to get availability in those areas SLHA increases the amount of the payment standard in census tracts considered high opportunity. She said there is a source of income law in St. Louis City, which means that they cannot discriminate based upon an individual having a voucher, but a lot of landlords find a way to get around the law. Ms. Green stated that she was not sure if St. Louis County has a source of income rule.

Commissioner Ochoa asked if there were any other questions.

There were none.

Commissioner Ochoa thanked Ms. Hutton for her presentation.

ADJOURNMENT

Commissioner Fowler moved to adjourn the meeting. Commissioner Booth seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 5:42 p.m.

Sal Martinez, Chairman
Board of Commissioners
St. Louis Housing Authority

Alana C. Green, Secretary
Board of Commissioners
St. Louis Housing Authority

(SEAL)

RESOLUTION No. 2941

MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green, Executive Director

From: Jason W. Hensley, Director of Real Estate Development

Date: February 17, 2022

Subject: Resolution No. 2941
Authorizing and Approving the St. Louis Housing Authority to Issue a Request for Qualifications Master Developer Solicitation for the Clinton-Peabody Development

The St. Louis Housing Authority (SLHA) is seeking Board approval to issue a Request for Qualifications (RFQ) in its search of a master developer for the revitalization of Clinton-Peabody. SLHA desires to revitalize and redevelop Clinton-Peabody to improve and enhance housing opportunities for the families it serves.

Built in 1942, the Clinton-Peabody development consists of 358 units and is the oldest development within the SLHA portfolio. Preliminary results of a Physical Needs Assessment (PNA) for the Clinton-Peabody development performed by Bureau Veritas in 2021 showed a \$22 million need for repair/replacement over a 10-year period. This need does not include the cost of the obsolescence of a development constructed 80 years ago and which no longer serves the needs of modern families.

SLHA is searching for a “full service” developer to perform all aspects of the redevelopment and revitalization of Clinton-Peabody. These services will include, but not be limited to, the following:

- Tenant and community engagement;
- Building support for the planned project;
- Improving safety for residents through design;
- Comprehensive planning;
- Development of a master plan;
- Identification and solicitation of creative tools for project financing;
- Application preparation and submittal for all funding sources identified as applicable; and
- Creating mixed-use facilities.

The selected firm will have extensive and successful experience in following HUD regulations and HUD programs, including the Rental Assistance Demonstration (RAD), Public Housing, and Housing Choice Voucher programs. In addition, the selected firm will have experience submitting

applications for and obtaining Low-Income Tax Credits (LIHTC), making bond financing requests, and soliciting the private sector for support of affordable housing.

Authorizing and Approving the St. Louis Housing Authority to Issue a Request for Qualifications Master Developer Solicitation for Clinton-Peabody Development

WHEREAS, the planning and implementation for the redevelopment of Clinton-Peabody is identified as a priority in the 2020-2024 SLHA Strategic Plan; and

WHEREAS, the Clinton-Peabody development, constructed in 1942, requires significant financial resources to address a 10-year \$20 million-dollar renewal in improvement need as identified in a physical needs assessment; and

WHEREAS, the Clinton-Peabody development, having reached a point of obsolescence due to age and design, needs substantial redevelopment and revitalization to serve modern families; and

WHEREAS, SLHA mission is to provide diverse housing opportunities and enhance the quality of life of the families it serves; and

WHEREAS, a Master Developer Agreement is the most efficient and cost-effective way to achieve the redevelopment and revitalization of Clinton-Peabody; and

WHEREAS, SLHA desires to issue a Request for Qualifications (RFQ) Master Developer Solicitation for the Clinton-Peabody development.


NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:

1. The Executive Director of the St. Louis Housing Authority is authorized by the Board of Commissioners to take all actions necessary to obtain a qualified Master Developer to perform all duties necessary for the rehabilitation and revitalization of the Clinton-Peabody development.

EXECUTIVE DIRECTOR UPDATE

MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: February 17, 2022

Subject: Executive Director Update

It is my pleasure to present this report for your review. Additional and specific information related to SLHA activities can be found in the Monthly Activity Report, also presented for your review. Please do not hesitate to contact me with any questions. Thank you.

Update on Key Priorities:

Portfolio-Wide Physical Needs Assessment and Updated Capital Fund Plan Priorities: SLHA's consultant, Bureau Veritas, has completed all site inspections, assessments, and energy audits and has presented its findings to Commissioners and key stakeholders (including the Tenant Affairs Board, staff, and local officials) on Thursday, February 3. Over the next month, the reports will be finalized and used to revise Capital Fund Plan priorities.

Issuance of RFP: Master Developer for Clinton-Peabody Development: The SLHA 2020 – 2024 Strategic Plan calls for the Agency to (1) develop a Request for Proposals to assist with the redevelopment of Clinton-Peabody, as well as (2) identify and secure financing to complete the redevelopment efforts. To ensure that a developer can be identified and potentially submit a Low-Income Housing Tax Credit application in the fall, a resolution authorizing SLHA to release a solicitation will be presented at the February board meeting for approval.

Acquisition of New Public Housing Units: The acquisition of new public housing units can ensure increased future supply of affordable housing. SLHA has approximately \$4.5M in remaining Replacement Housing Factor funds to be used for development or acquisition of new public housing units to replace the units lost through past HUD-approved demolition or disposition. The selected site (TBD) must comply with HUD's site selection standards, which consider neighborhood amenities, safety, areas of minority concentration, fair housing, and related issues. The acquisition/development process will commence by the second quarter 2022. Funds must be obligated no later than April 2023 and expended shortly thereafter. Within the next month, SLHA will issue a solicitation to obtain a real estate agent to assist with the acquisition process.

Technical Assistance Consultants and Development of a Comprehensive Real Estate Portfolio Plan: SLHA's most recent strategic plan calls for the development and implementation of a portfolio plan for the Agency. This plan will serve as an internal tool to guide and prioritize the timing and funding of developments. It will also ensure that Agency assets are maintained, redeveloped, acquired and disposed of in accordance with the Agency's mission and vision, and in accordance with HUD regulations and other federal rules. HUD has agreed to provide a technical assistance consultant to assist in any asset repositioning efforts. A kickoff meeting with the consultant team (consisting of representatives from the Enterprise Community Partners and Collaborative Housing Solutions) is planned for the week of February 21.

Restructure of Housing Choice Voucher Program For Enhanced Performance: SLHA retained Nan McKay to complete an overall assessment of its Housing Choice Voucher program that included file reviews, review of current processes and interviews with staff. In its report to SLHA, Nan McKay made several recommendations that, if considered, may result in enhanced departmental outcomes. Many of the recommendations, coupled with a few additional policy changes, will be implemented during the first quarter of 2022. SLHA has recently approached Nan McKay about assisting with operations as we look to fill key positions in the department.

Reduction in Capital Projects Backlog: Due to a delay in receiving environmental approval from HUD, several capital fund projects have been delayed for over two years. We have begun to receive approvals and anticipate commencing several projects during the first quarter of 2022. In particular, the repair of several dozen units in our portfolio should receive environmental approval in 2022, which will allow the units to be brought back online and occupied by low-income families. Solicitations have recently been issued for several offline units, including those at McMillan, Parkview and Samuel Shepard Apartments.

Customized Safety Plan for Developments: Crime continues to be a major issue in the City of St. Louis. To ensure the safety and security of all residents in our public housing portfolio, the creation and implementation of safety plans for each development will be prepared with input from the St. Louis Metropolitan Police Department, property management companies and Tenant Affairs Boards. The target completion is June 1. In February, a meeting with the Police Chief and SLMPD staff was held to address priority issues at Hodiament Apartments. The outcome of the discussion will be used, in part, to develop a list of ways SLHA and SLMPD can partner to mitigate any criminal activity on SLHA properties.

Other Updates:

HUD Expedited Waivers: In its PIH Notice 2021-34, HUD advised housing authorities that they may apply for certain regulatory waivers that were originally offered as part of the CARES Act waivers to provide continued flexibility during the pandemic and pandemic recovery. The HUD notice outlined the process to be used by housing authorities to submit waiver requests and justification of good cause to trigger the expedited HUD review. On January 18, HUD approved

SLHA's request to (1) waive SEMAP requirements in its entirety through December 31, 2022; (2) allow one or more extensions of the initial voucher term regardless of the policy described in the Administrative Plan; and (3) allow for the establishment of payment standard that is 120% of the FMR.

PHAS Assessments to Resume: On February 4, HUD released Notice PIH 2022-02, "Return of Public Housing Assessment Systems (PHAS) Assessments Upon Expiration of PHAS-Related Waivers in Notice PIH 2021-14." The notice advises housing authorities that PHAS scoring will resume starting with the March 31, 2022 Fiscal Year End (FYE) Cohort and also temporarily adjusts the standard under the Management Assessment Subsystem (MASS) indicator for the Tenant Accounts Receivable (TAR) sub-indicator for the fiscal year 2022 PHAS assessment cycle. SLHA will continue to monitor and review PHAS indicators on a bi-weekly basis. The Asset Management team will be tasked with developing a plan to ensure management company adherence to physical inspection requirements.

Carbon Monoxide Alarms or Detectors Required in HUD Housing: On January 31, HUD published a notice titled "Carbon Monoxide Alarms or Detectors in U.S. Housing and Urban Development (HUD)-Assisted Housing." The notice requires that the Public Housing and Housing Choice Voucher programs, among others, comply with the International Fire Code (IFC) 2018 standards on the installation of Carbon Monoxide alarms or detectors by December 27, 2022. The Development and Modernization team will be tasked with identifying any units in need of alarms or detectors by no later than September 30 to ensure complete installation by no later than the HUD-imposed deadline.