

HASLO has returned to in-person meetings for the Board of Commissioners.

LOCATION: Pacific Western Bank, Conference Room, 997 Monterey St., 3RD Floor, San Luis Obispo

The public may join in person or via the Zoom link.

Join Zoom Meeting:

<https://zoom.us/j/98057177103?pwd=TXljeW5UMVMYTS8rcS81Y0hiUjNOUT09>

Meeting ID: 980 5717 7103

Passcode: 975423

Dial in by phone: 253-215-8782

12:00 PM

REGULAR MEETING

**997 Monterey St.
3rd Floor**

CALL TO ORDER: Chairman Ashlea Boyer

ROLL CALL: Commissioners Boyer, Crotser, Gillett, Jeffries, Odenthal, Shower, Souza, Steinberg

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA (not to exceed 15 minutes total)

The Board welcomes your input. You may address the Board by completing a speaker slip and giving it to the staff clerk prior to the meeting. At this time, you may address the Board on items that are not on the agenda. Time limit is three minutes. State law does not allow the Board to discuss or take action on issues not on the agenda, except that members of the Board or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code Sec. 54954.2). Staff may be asked to follow up on such items.

EXECUTIVE DIRECTOR REPORT

The Executive Director's report is intended to brief the Commission on items, issues, key dates, etc., that do not require specific action, and are not "agendized" as separate items on the HASLO Commission Agenda.

CONSENT AGENDA

A member of the public or a Commissioner may request the Board to pull an item for discussion, clarification, and/or separate action. Pulled items shall be heard at the close of the Consent Agenda unless a majority of the Board chooses another time. The public may comment on any and all items on the Consent Agenda within the three-minute time limit.

All items on the Consent Agenda are adopted by one motion.

RECOMMENDED ACTION: Approve Consent Agenda Items as Presented

C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF MARCH 16, 2023, AND THE SPECIAL MEETING OF MARCH 22, 2023

Approve the Minutes of the Regular Board of Commissioners Meeting of March 16, 2023, and the Special Meeting of March 22, 2023.

C2. HASLO MONTHLY DISBURSEMENT REGISTER (available for review at the meeting)

C3. HOUSING CHOICE VOUCHER (SECTION 8)

C4. VACANCY LOSS REPORT

C5. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT

DISCUSSION ITEMS

1. HASLO UTILITY ALLOWANCE FOR HOUSING CHOICE VOUCHER PROGRAMS

The Board of Commissioners passed the annual Utility Allowance (UA) schedule in January. Staff is proposing a new UA schedule retroactive to the initial effective date of April 1, 2023. When staff originally prepared the UA schedule, the gas rates had skyrocketed, and staff projected they were going to stay high and prepared the schedule based on that. The local gas company has since published new rates that are more in line with last year's rates, thus necessitating a change now.

RECOMMENDED ACTION: Adopt Resolution No. 8 (2023 Series) Approving Utility Allowances for the Housing Choice Voucher Programs

2. HASLO PARTICIPATION IN CALAHA, THE CALIFORNIA AFFORDABLE HOUSING AGENCY

CalAHA is an organization whose members are California housing authorities allowing it to acquire, construct, manage and maintain real property including single- and multifamily housing. Joining the group requires passing a resolution, and there is no cost for membership. A map of member agencies is attached.

RECOMMENDED ACTION: Adopt Resolution No. 9 (2023 Series) Approving HASLO's Participation in CalAHA

3. TELECONFERENCING BOARD OF COMMISSIONER MEETINGS UNDER AB 2449

See staff report.

RECOMMENDED ACTION: Adopt Resolution No. 10 (2023 Series) Authorizing Teleconferencing for the Housing Authority of the City of San Luis Obispo's Board of Commissioner Meetings as Outlined in AB 2449

ADJOURNMENT

The next Regular Meeting will be held on May 18th, 2023, at 12:00 p.m., location to be determined.

REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 4:45 P.M. ON APRIL 12, 2023, PRIOR TO THE 72-HOUR NOTICING REQUIREMENT.



HASLO wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Executive Director's Assistant at (805) 594-5321 at least 48 hours before the meeting, if possible.

**** DRAFT ****

MINUTES

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

March 16, 2023

CALL TO ORDER

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, March 16, 2023, at 12:04 p.m. at 997 Monterey St., San Luis Obispo, by Chair Ashlea Boyer.

ROLL CALL

PRESENT: Commissioners Boyer, Souza, Beck, Crotser, Odenthal, Souza, Steinberg, Gillett

ABSENT: None

STAFF: Scott Collins, Ken Litzinger, Elaine Archer, Sandra Bourbon, Michael Burke, Michelle Pedigo, Matt Leal, and Vicky Culman

PUBLIC COMMENT:

Two members of the public.

EXECUTIVE DIRECTOR'S REPORT:

Scott Collins, Executive Director, stated that he is delighted to be the new Executive Director of HASLO. He has observed HASLO's staff putting service before self. While it is a learning process, there is crossover between the work of an Executive Director and City Manager. Scott wants to tour all of HASLO's assets and conduct one-on-one meetings with all members of the staff. He is also looking to strengthen our partner relationships.

Scott then introduced HASLO's newest employee, Matt Leal, who is serving as Project Manager for our Finance team. Matt joins us from SLO County where he administered grants.

12:15 P.M. Matt Leal now absent.

- The Anderson closes next week. The City and County may have additional funding.
- Morro Bay and Shell Beach were impacted by the storms.
- We are looking to move all of our staff to the Laurel Lane location.
- We are waiting for HUD to send us the money for voucher funding.

CONSENT AGENDA:

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF FEBRUARY 16, 2023**
- C2. HASLO MONTHLY DISBURSEMENT REGISTER (available for review at the meeting)**
- C3. HOUSING CHOICE VOUCHER (SECTION 8)**
- C4. VACANCY LOSS REPORT**
- C5. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**
- C6. CONSTRUCTION AND DEVELOPMENT REPORT**

Commissioner Beck requested that the February minutes reflect the problems with the Zoom connection. He also requested that we monitor the Housing Choice Voucher funding closely. Commissioner Beck observed that the Vacancy Summary showed an overall average of 94%. Staff and Commissioners discussed.

Commissioner Crotser asked about the status of our Monterey Street project. Staff explained that we are waiting on the County currently, and may need to put it on hold while prioritizing other projects. Ken Litzinger, Director of Finance, said we will know more in the next month regarding funding for that project.

ACTION TAKEN: A motion to approve all Consent Agenda items, with the corrections to the February minutes as noted, was made by Commissioner **Crotser**, seconded by Commissioner **Souza**, and unanimously approved by all Commissioners.

DISCUSSION ITEM:

COMMISSIONER TRAINING

Executive Director Collins provided information to the Commissioners regarding training. The PowerPoint presentation could not be viewed at the meeting due to technical difficulties, but it had been provided to the Commissioners earlier via email. Commissioners and staff discussed mandatory training for Commissioners with ongoing options. HASLO will pay for all training.

ACTION TAKEN: Chair Boyer summarized that Commissioners will have initial mandatory training with continuing education as needed/requested.

12:29 P.M. Chair Boyer announced we were going into closed session.

12:29 P.M. Two members of the public now absent.

CLOSED SESSION:

1. Closed session, pursuant to section 54956.8

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property:	APN 002-431-007
Agency Negotiators:	Michelle Pedigo, Interim Executive Director Ken Litzinger, Director of Finance
Negotiating Parties:	The Housing Authority of the City of San Luis Obispo (HASLO) 955 Partnership (not present)
Under Negotiation:	The Negotiators' authority regarding the price and terms.

2. Closed session, pursuant to section 54956.8

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property:	APN 003-625-015
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Agency Negotiators: Scott Collins, Executive Director
Ken Litzinger, Director of Finance

Negotiating Parties: The Housing Authority of the City of San Luis Obispo (HASLO)
Sandercock Storage (not present)

Under Negotiation: The Negotiators' authority regarding the price and terms.

1:07 P.M. Chair Boyer announced that the closed session had ended and we were back in regular session.

Commissioner Gillett expressed his appreciation for Commissioner Beck's service on the HASLO Board of Commissioners. Gillett also thanked the Commissioners for the privilege of serving on the Board.

There being no further business, the meeting was adjourned at 1:12 p.m.

Respectfully submitted,

Scott Collins, Secretary

**** DRAFT ****

MINUTES

SPECIAL MEETING

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

March 22, 2023

CALL TO ORDER

A Special Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Wednesday, March 22, at 12:00 p.m. by Chair Ashlea Boyer.

ROLL CALL

PRESENT: Commissioners Beck, Boyer, Crotser, Odenthal, Souza, Steinberg

ABSENT: Commissioner Gillett

STAFF: Scott Collins, Ken Litzinger, Vicky Culman

PUBLIC COMMENT:

No public in attendance.

DISCUSSION ITEM:

AUTHORIZATION for ANDERSON APARTMENTS, L.P. TO BE ADDED TO THE HOMEKEY STANDARD AGREEMENT

Ken Litzinger, Director of Finance, explained that in the process of preparing for the TCAC closing of the Anderson, HCD (California Department of Housing and Community Development) contacted us because they require a resolution stating that HASLO consents to the Anderson Apartments, L.P. being added to the Homekey Standard Agreement.

ACTION TAKEN: A motion to adopt **Resolution No. 7 (2023 Series) Authorizing Anderson Apartments, L.P., to be Added to the Homekey Standard Agreement and to Participate in the Homekey Program** was made by Commissioner Steinberg, seconded by Commissioner Souza, and approved on the following roll call vote:

AYES: Commissioners Steinberg, Souza, Beck, Boyer, Crotser, Odenthal

NOES: None

ABSENT: Commissioner Gillett

ABSTAINED: None

There being no further business, the meeting was adjourned at 12:06 p.m.

Respectfully submitted,

Scott Collins, Secretary

Executive Summary

Housing Choice Vouchers (“Section 8”)

- HUD Systems and Regulations Update
 - HOTMA is the acronym for the Housing Opportunity through Modernization Act that was passed by Congress in 2016 (https://www.hud.gov/program_offices/public_indian_housing/hotmaresources)
 - ▶ HUD has implemented various provisions of the law via:
 - ▶ PIH Notices
 - ▶ Federal Register Notices
 - ▶ Rulemaking
 - ▶ Some provisions were self-implementing/effective upon enactment.
 - After going through the required rule-making process that HUD must engage in to implement certain aspects of the regulations, they are ready to implement the remainder of the regulations in the coming year
 - HUD has now published the final rule, after receiving public comment and the scheduled implementation date is for recertifications and new leasing effective January 1, 2024
 - HOTMA imposes substantial changes, is complex and the stated goals are to “incentivize tenant earning and savings goals (families can keep more of their earned income before receiving a rent increase”) and to reduce administrative burdens for PHAs by streamlining “the rules for determining household income and rent payments, which will free up resources that may be used to maintain units, support families’ housing searches, or perform other essential functions”
 - HUD is maintaining a website to assist PHA’s with the implementation and Nan McKay (the consultant we subscribe to for updates to the Admin Plan) and Yardi (our software provider) are both working to provide the guidance and software changes to comply with the law
 - In addition, HUD is implementing HIP (Housing Information Portal), a new online portal to replace PIC for tracking participant activity and updating the financial portal (VMS)
 - One further change is that the Violence Against Women Act (VAWA) has been reauthorized and amended in 2022 and HUD will be implementing changes to the forms and program guidance
 - Finally, HUD is also creating new inspection standards, NSPIRE (National Standards for Physical Inspection of Real Estate) to create consistency in the inspection standards across the various HUD housing programs
 - These are significant changes and will require substantial re-training and implementation efforts by the section 8 department before the end of 2023
 - (Note – this also applies to HUD Multi-Family, of which HASLO has one remaining property – Dan Law, 9 units in total)

- SEMAP Report
 - The closing for PIC was successful for the month of March and the SEMAP report is attached.
- Voucher Lease-up Activity
 - The last 6 months have been busy with intake and new leases.

50058 Listing

Action Effective Date : 10/01/2022-03/31/2023

Property	10/2022	11/2022	12/2022	01/2023	02/2023	03/2023	Total
Emergency	6	8	7	4	2	2	29
Foster Youth	1	0	0	0	1	1	3
Mainstream	4	6	2	4	1	3	20
Veterans	1	5	1	2	2	4	15
Housing Choice	21	15	13	17	7	19	92
	33	34	23	27	13	29	159

- Lease-up activity did increase again in March, compared to the seasonally slow month of February

- Emergency Housing Vouchers
 - The total voucher award is 196 vouchers. Lease-up over the last 12 months is as follows:

12 Month

Voucher Trend Analysis

Property: .ehv

Ending Date: 03/31/23

Distribution of Vouchers by Voucher Bedroom Size

	1	2	3	4	5	Total Vouchers
03/31/23	80	55	36	6	1	178
02/28/23	81	56	35	6	1	179
01/31/23	80	57	36	6	1	180
12/31/22	80	55	35	6	1	177
11/30/22	81	53	36	6	1	177
10/31/22	78	51	35	6	1	171
09/30/22	78	50	31	6	1	166
08/31/22	77	49	30	6	1	163
07/31/22	75	47	29	6	0	157
06/30/22	72	46	27	6	0	151
05/31/22	68	46	26	5	0	145
04/30/22	69	47	26	6	0	148
Total	919	612	382	71	8	1,992

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- Mainstream Vouchers
 - We have started the intake on the new allotment of mainstream vouchers
 - We expect that it may take up to 6 months to fully lease-up the award of 30 additional vouchers

12 Month

Voucher Trend Analysis

Property: v-main

Ending Date: 03/31/23

Distribution of Vouchers by Voucher Bedroom Size

	0	1	2	3	4	Total Vouchers
03/31/23	4	118	33	9	1	165
02/28/23	4	115	33	9	1	162
01/31/23	4	114	33	9	1	161
12/31/22	4	115	29	10	1	159
11/30/22	4	116	29	9	1	159
10/31/22	4	116	25	9	1	155
09/30/22	4	114	24	9	1	152
08/31/22	5	111	22	7	1	146
07/31/22	5	110	23	6	1	145
06/30/22	5	111	22	5	1	144
05/31/22	5	108	23	4	1	141
04/30/22	5	107	22	4	1	139
Total	53	1,355	318	90	12	1,828

SEMAP Indicators Report

As of March 31, 2023

Housing Authority: **CA064**
 Housing Authority FYE: **September 30**

Current SEMAP Indicator Information

Most Recent SEMAP Indicator Information

Reporting Rate as of March 31, 2023

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	2443	02/23	12	25	2456	2682	100

Indicator 9: Annual Reexaminations

Note: For Indicators 9-12 and 14, HUD mandates for SEMAP a Reporting Rate of at least 95 percent by the PHA's fiscal year end. If this threshold is not met, the PHA will receive zero points for these four indicators.

Percent of Families with reexaminations overdue (%) (Percentage includes all reexaminations more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points. Percentages shown as red and bold result in reduced SEMAP scores.)	0
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Number of Families in Current Database	Number of Late Reexaminations
2863	4 – submission issues with PIC

[\[+\] Families with reexaminations overdue](#)

Indicator 10: Correct Tenant Rent Calculations

Percent of Families with incorrect rent calculation (%) (SEMAP scores zero points when more than 2% of the Housing Authority's tenant rent calculations are incorrect as indicated by percentages shown in red & bold.)	0
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Number of Families in Current Database	Number of Rent Discrepancies
1669	0

[\[+\] Families with incorrect rent calculation\(s\)](#)

Indicator 11: Precontract HQS Inspections

Percent of units that did pass HQS inspection before the beginning date of the assisted lease and HAP contract (%) (SEMAP scores zero points when fewer than 98 percent of newly leased units pass the HQS inspection before the beginning of the lease/HAP as indicated by percentages as shown in red and bold.)	100
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Number of Families in Current Database	Number of Inspections On or Before Effective Date
703	703

[\[+\] Families where HQS inspection did not pass before lease and HAP contract](#)

**Indicator 12:
Annual HQS Inspections**

Percent of units under contract where annual HQS inspection is overdue (%) (Percentage includes all HQS Inspections more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points. Percentages shown as red and bold result in reduced SEMAP scores.) **0**

Number of Families in Current Database	Number of Late Inspections
2307	3 – 1 late inspection has been scheduled for 4/10/23; the other 2 are not currently assisted

[\[+\] Families with annual HQS inspections overdue](#)

**Indicator 13:
Lease-Up**

Note: This data is not currently available.

**Indicator 14:
Family Self-Sufficiency Enrollment**

Enrolled	Escrow Balance	Points
80% or more	30% or more	10
60%-79%	30% or more	8
80% or more	Less than 30%	5
Less than 60%	30% or more	5
60%-79%	Less than 30%	3
Less than 60%	Less than 30%	0

Percentages shown in red and bold result in reduced SEMAP scores.

Number of Mandatory Slots (#)*	Number of Families Enrolled (#)	Percent of Families Enrolled (%)	Number of Families with Progress Report and Escrow Balances (#)	Percent of Families with Progress Report and Escrow Balances (%)
0	64	0	47	81

[\[+\] Families enrolled in Voucher FSS Program](#)

[\[+\] Families completing FSS Contract](#)

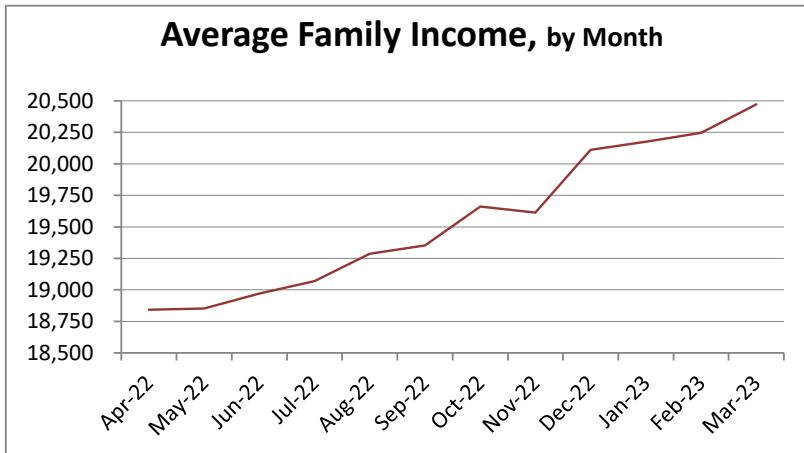
* - As reported by the PHA in Indicator 14 (a) from the last SEMAP Certification and confirmed by the Field Office. This number may have decreased as families have graduated from the program. Also data may not include approved exceptions to mandatory slots.

HASLO

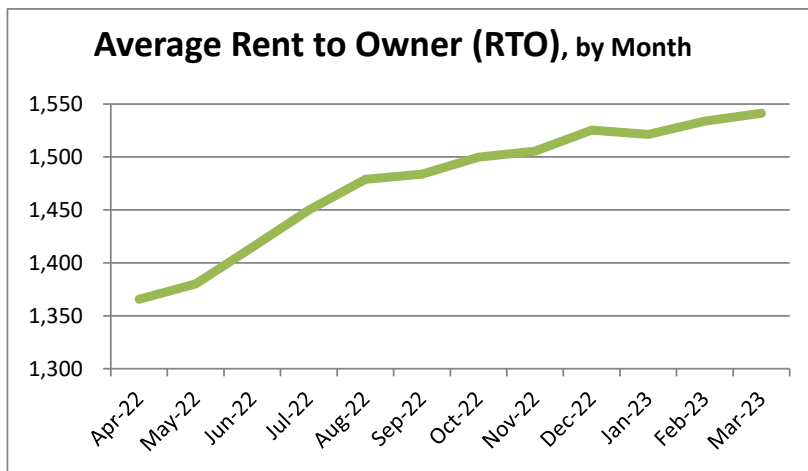
Voucher Monthly Analysis (VMA)

Rolling 12 months

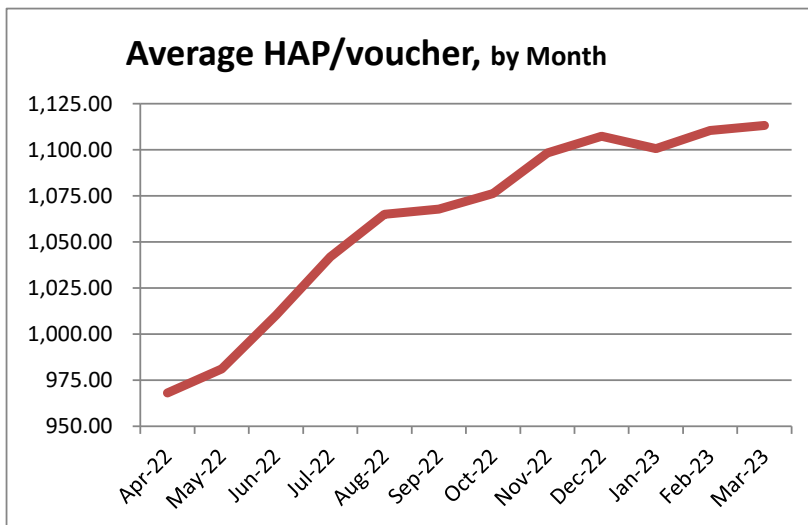
Note: includes Welcome Home Vouchers (EHV)



Average HH Income, 12 month % change: 8.6%



RTO, 12 month % change: 12.9%
 (including new leases)
 FMR Increase, as of 10/1/2021 (Fair Market Rents): 13.4%



Average HAP, 12 month % change: 15.0%

Notes:

- average HAP/voucher may differ from Finance submissions to HUD, due to timing/reporting differences
- represents averages across the programs/voucher types

Housing Authority of San Luis Obispo
Housing Choice Voucher Lease up and Funding Analysis
April 2023

The summary at the top of the page shows the year to date leasing activity for our “Regular” Housing Choice Voucher program. The Regular vouchers are comprised of 2,222 general vouchers, 226 Veterans vouchers, and 47 Family Unification/Foster Youth Initiative vouchers for a total of 2,495 available vouchers. In addition, HASLO administers 183 Mainstream and 196 Emergency Housing Vouchers (EHV) that HUD considers as separate stand-alone programs for tracking and funding purposes.

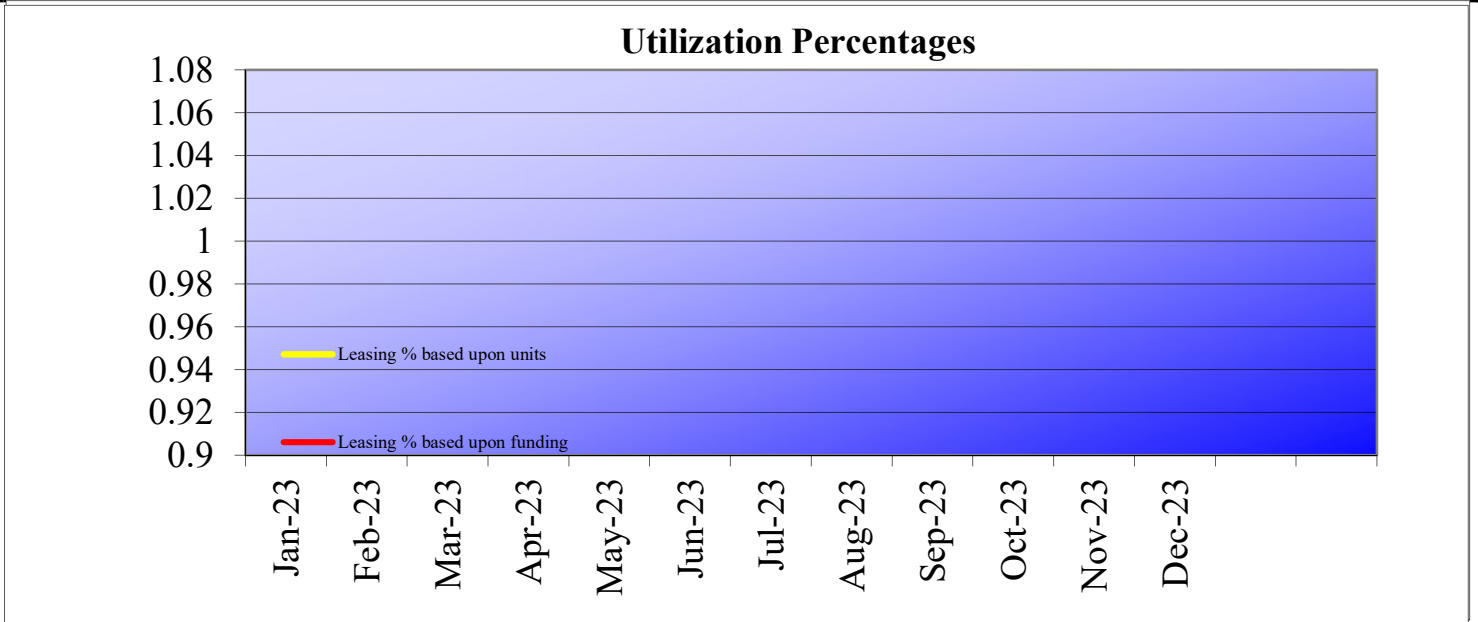
Final 2023 funding numbers have been released for the Housing Choice Voucher (HCV) program. Because of HASLO’s strong prior year leasing, and a substantial inflation adjustment, we received over \$2.6 million in additional renewal funding from the previous year. This equates to an 8.9% increase. The total 2023 funding is \$31,972,463. We have also received our final funding numbers for our Mainstream program. Total funding for that program is \$2,059,705. While this is very good news, the average Housing Assistance Payment (HAP) have been trending up significantly, and we expect this to continue. We are projecting that the Average Housing Assistance Payment (HAP) will increase materially as landlords become aware of the increases to the HASLO payment standard and request rent increases. The rental market continues to be very competitive, which is resulting in increasing market rents.

The Mainstream voucher program continues to have strong leasing numbers.

Reserves remain strong at around \$2.0 million, which allow us to maintain a high lease up through the remainder of the year.

Housing Authority San Luis Obispo
HCV Leasing Financial Analysis
April 2023

	Unit Months Available	Unit Months Leased	Leasing % based upon units	ABA /HAP Funding Allocation	HAP Expenses Paid	Funding Surplus / (Shortfall)	Leasing % based upon funding	Per Unit HAP
January 2023	2,495	2,399	96.15%	\$ 2,664,372	\$ 2,666,752	\$ (2,380)	100.09%	\$ 1,112
February 2023	2,495	2,587	103.69%	\$ 2,664,372	\$ 2,868,366	\$ (203,994)	107.66%	\$ 1,109
March 2023	2,495	2,447	98.08%	\$ 2,664,372	\$ 2,721,682	\$ (57,310)	102.15%	\$ 1,112
April 2023	2,495	2,462	98.68%	\$ 2,664,372	\$ 2,714,543	\$ (50,171)	101.88%	\$ 1,103
May 2023								
June 2023								
July 2023								
August 2023								
September 2023								
October 2023								
November 2023								
December 2023								
YTD	9,980	9,895	99.15%	\$ 10,657,488	\$ 10,971,343	\$ (313,855)	102.94%	\$ 1,109



NRA + Prog Reserve Balance (Excess HAP) as of 1/1/2023	\$ 2,340,993	YTD Voucher	YTD	
HAP Funding YTD:	\$ 10,657,488	Months	Vouchers	
HAP Expenditures YTD:	\$ 10,971,343	Available	Leased	
HAP Revenue (Fraud, FSS Forfeits) YTD:	\$ -	Regular Vouchers	8,888	8,993 101.2%
Current Remaining NRA / Prog Reserve:	\$ 2,027,138	Veterans (VASH)	904	748 82.7%
Months in Reserves at Current Monthly Expense Levels		Family Unification	188	154 81.9%
Reserves as a Percentage of Budget Authority	6.3%	Total Vouchers	9,980	9,895 99.1%
Current Monthly Funding (a)	\$ 2,664,372			
Current Average HAP Payment (b)	\$ 1,109	Mainstream	732	672 91.8%
# of Units the Current Monthly Funding Would Support (a)/(b)	2,403	Emergency Housing	784	737 94.0%
# of Units Currently Leased	2,587			
Excess Units Leased, Current Month	184			
Current Year-to-Date Funding (a)	\$ 10,657,488			
Current Year-to-Date Average HAP Payment (b)	\$ 1,109			
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	9,612			
# of Unit-Mos Leased Year-to-Date	9,895			
Excess Unit-Mos Leased, Year-to-Date	283			

**Vacancy Summary
as of 03/31/23**

	<u>Vacancy Loss</u>		<u>GPR</u>	<u>Budgeted %</u>		<u>Avg Days Vacant</u>	<u>% Annual Turnover</u>	<u># of Units Turned</u>	<u>Total Units</u>	<u>% Occupied as of 3/31</u>
	<u>Current Month</u>	<u>Vacancy Loss Rolling 12 Month</u>		<u>of GPR</u>	<u>% of GPR</u>					
NOTE: All day counts include weekends										
Tax Credit Properties (rolling 12 months)										
860 on the Wye	\$0	\$197	\$255,030	0.95%	0.08%	10	5%	1	20	100%
Atascadero	\$0	\$7,069	\$261,036	1.76%	2.71%	68	21%	4	19	100%
Bishop Street Studios	\$1,430	\$4,568	\$486,024	1.01%	0.94%	51	9%	3	33	100%
Brizzolara	\$0	\$9,827	\$389,556	2.00%	2.52%	82	17%	5	30	100%
Carmel	\$0	\$3,069	\$263,988	1.18%	1.16%	45	11%	2	19	100%
Courtyard	\$4,057	\$19,184	\$600,168	1.15%	3.20%	49	31%	11	35	97%
DRT (Johnson)	\$206	\$6,622	\$617,544	0.79%	1.07%	52	13%	5	40	100%
Halcyon	\$0	\$1,709	\$261,936	1.00%	0.65%	64	5%	1	20	100%
Hidden Creek	\$611	\$6,745	\$1,181,316	0.26%	0.57%	27	13%	10	80	99%
Ironworks	\$3,309	\$14,583	\$779,004	2.46%	1.87%	58	13%	6	46	96%
RAD175/SLO Villages	\$2,774	\$31,141	\$2,853,156	1.00%	1.09%	39	10%	18	175	99%
Islay Hills (Ironbark)	\$0	\$8,469	\$303,216	1.27%	2.79%	88	15%	3	20	100%
Laurel (Marvin Gardens)	\$0	\$3,897	\$350,928	1.27%	1.11%	58	8%	2	24	100%
Pismo Buchon	\$0	\$9,835	\$183,684	1.27%	5.35%	82	36%	4	11	91%
Willow Walk	\$0	\$1,649	\$744,048	2.00%	0.22%	13	8%	3	39	100%
Total, Tax Credit Properties	\$12,387	\$128,564	Average=	1.29%	1.69%	52	15%	5		99%
SLONP Properties (rolling 12 months)										
Blue Heron	\$0	\$432	\$236,808	0.58%	0.18%	17	14%	2	14	100%
Empire	\$953	\$1,114	\$173,400	1.00%	0.64%	41	8%	1	13	100%
Ferrell	\$1,950	\$1,950	\$180,144	1.64%	1.08%	31	13%	1	8	88%
Macadero	\$1,575	\$20,616	\$336,984	9.06%	6.12%	87	32%	6	19	95%
Margarita	\$0	\$125	\$414,348	1.12%	0.03%	9	5%	1	21	100%
Total, SLONP Properties	\$4,478	\$24,237	Average=	2.68%	1.61%	37	14%	2		96%
EIHC Properties (rolling 12 months)										
Poinsettia	\$0	\$5,567	\$487,380	4.00%	1.14%	58	5%	1	20	100%
Total, EIHC Properties	\$0	\$5,567								
50059/Other Properties (rolling 12 months)										
Dan Law	\$1,225	\$4,702	\$131,400	2.54%	3.58%	103	11%	1	9	89%
Parkwood	\$2,594	\$11,768	\$639,948	4.00%	1.84%	64	9%	3	34	94%
Total, 50059/Other Properties	\$3,819	\$16,470	Average=		2.71%	84	10%	2		92%
	\$20,684	\$174,838	Overall Average=		1.81%	52	13%	4		98%
prior month	\$16,130		Prior Month Overall=		1.72%	52	13%	4		98%
% increase/(decrease)	28%		net change		0.09%	0	0%	0		0%

April 11, 2023

To: HASLO Board of Commissioners
 From: Sandra Bourbon, Director of Resident Services
 Re: March 2023

Family Self Sufficiency Program (FSS):

Continued outreach, case management and annual assessments. The below chart is as of 03-31-2023 (2022 FSS grant).

	Sandra	Traci	TOTAL
Active	31	34	65
New contracts added this month	0	0	0
Graduates this grant period	0	1	1
Terminated for Non-Compliance / Contract Expired / Voluntary Withdrawal within this grant period	3	2	5
Active participants who have ported out this grant period	0	0	0
Increase in Earned Income this month	570,577	408,214	978,791
Increase in Tenant Payment (TTP) this month	13,404	8,892	22,296
Total Escrow Accounts	28	21	49
New Escrow Accounts this grant period	0	2	2
Percentage of participants with an Escrow Account this month	90.32%	62.76%	75.38%
Total Escrow Account balance	231,780.38	109,398.30	341,178.68
Total of Escrow Account funds paid out to FSS Graduates for this grant period	0.00	0.00	0.00
Forfeited Escrow Balance 2022	2,496	0.00	2,496
Forfeited Escrow Balance 2023	8,134	2,614	10,748
Total Forfeited Escrow Account Balance			13,244

***FSS Graduates (2023):** BS as of 02-28-2023, Assembler, \$3,112

***FSS Terminations and Forfeited Escrow (2023):**

2022: E.J-R/11-01-2022-contract expired and unemployed \$2,496.

2023: MR/01-04-2023-voluntary withdraw, \$0. AL/02-28-2023-contract expired, not working \$4,506. JO/02-28-2023-voluntary forfeit \$0. EA/02-28-2023-voucher terminated, \$2,614.08. AD/02-28-2023-lost HCV and not employed \$3,628.

SERVICES:

Mia Ramos will be joining our team on April 25th as our new Resident Services Assistant. She has her Bachelor's degree in Psychology and Fine Arts and is currently working in the Behavioral Health field.

We continue to provide a combination of onsite and remote activities at our family and senior complexes. We wrapped up distribution of the \$50 "From the Heart" grocery gift cards to approximately 119 households at Willow Walk and Hidden Creek. Wilshire Hospice presented a Grief & Loss class at Marvin Gardens. These presentations have been well received from the residents with lots of positive feedback. We started a Chair Yoga class via YouTube at Willow Walk and have had new participation. We took a couple of the 860 on the Wye gardeners on a field trip to purchase vegetable plants and soil... Everything has been planted and now we just patiently wait for the heirloom tomatoes to become plentiful 😊.

EXHIBIT A

Housing Choice Voucher Utility Allowance Schedule Effective April 1st, 2023

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA	Unit Type	Date (mm/dd/yyyy)
HASLO	ALL building types-t24 is built into schedule	04/02/2023

Utility or Service	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
Elect-All-NCTy	95	134	226	277	401	529	0	0	0	0
Elect-All-NCTy-t24	81	114	192	235	341	450	0	0	0	0
Elect-All-SCTy	79	112	188	231	334	441	0	0	0	0
Elect-All-SCTy-T24	67	95	160	196	284	375	0	0	0	0
Elect-Cook-NCTy	13	16	27	39	57	79	0	0	0	0
Elect-Cook-NCTy-T24	11	14	23	33	48	67	0	0	0	0
Elect-Cook-SCTy	11	14	22	32	48	66	0	0	0	0
Elect-Cook-SCTy-T24	9	12	19	27	41	56	0	0	0	0
Elect-Heat-NCTy	26	34	61	77	114	155	0	0	0	0
Elect-Heat-NCTy-T24	22	29	52	65	97	132	0	0	0	0
Elect-Heat-SCTy	22	28	51	64	95	129	0	0	0	0
Elect-Heat-SCTy-T24	19	24	43	54	81	110	0	0	0	0
Elect-Other-NCTy	12	16	31	38	53	71	0	0	0	0
Elect-Other-NCTy-T24	10	14	26	32	45	60	0	0	0	0
Elect-Other-SCTy	10	13	26	32	44	59	0	0	0	0
Elect-Other-SCTy-T24	9	11	22	27	37	50	0	0	0	0
Elect-Water-NCTy	36	48	84	102	152	203	0	0	0	0
Elect-Water-NCTy-T24	31	41	71	87	129	173	0	0	0	0
Elect-Water-SCTy	30	40	70	85	127	169	0	0	0	0
Elect-Water-SCTy-T24	26	34	60	72	108	144	0	0	0	0
Gas-All-NCTy	53	71	94	110	130	157	0	0	0	0
Gas-All-NCTy-T24	45	60	80	94	111	133	0	0	0	0
Gas-All-SCTy	44	59	78	92	108	131	0	0	0	0
Gas-All-SCTy-T24	37	50	66	78	92	111	0	0	0	0
Gas-Cook-NCTy	6	10	12	16	19	22	0	0	0	0
Gas-Cook-NCTy-T24	5	9	10	14	16	19	0	0	0	0
Gas-Cook-SCTy	5	8	10	14	16	19	0	0	0	0
Gas-Cook-SCTy-T24	4	7	9	12	14	16	0	0	0	0
Gas-Heat-NCTy	34	42	55	64	76	88	0	0	0	0
Gas-Heat-NCTy-T24	29	36	47	54	65	75	0	0	0	0
Gas-Heat-SCTy	28	35	46	53	63	73	0	0	0	0
Gas-Heat-SCTy-T24	24	30	39	45	54	62	0	0	0	0
Gas-Water-NCTy	10	17	23	28	34	42	0	0	0	0
Gas-Water-NCTy-T24	9	14	20	24	29	36	0	0	0	0
Gas-Water-SCTy	9	14	19	24	29	35	0	0	0	0

Previous versions are obsolete.

NCTy: Atascadero, Paso Robles, San Miguel, Santa Margarita, Shandon, & Templeton.
SCTy: Arroyo Grande, Avila Beach, Cambria, Cayucos, Grover Beach, Los Osos, Morro Bay, Nipomo, Oceano, Pismo Beach, Shell Beach, & San Luis Obispo.

Gas-Water-SCTy-T24	8	12	16	20	25	30	0	0	0	0
Propane-Cook	20	24	30	35	41	47	0	0	0	0
Propane-Heat	130	153	172	191	210	229	0	0	0	0
Propane-Water	50	59	83	104	120	132	0	0	0	0
Sewer-Arroyo Grande	29	29	32	34	36	39	0	0	0	0
Sewer-Avila Beach	40	50	70	105	138	172	0	0	0	0
Sewer-Cambria	38	41	48	58	71	81	0	0	0	0
Sewer-Cayucos	96	96	96	96	98	98	0	0	0	0
Sewer-Grover Beach	41	41	41	41	41	41	0	0	0	0
Sewer-Morro Bay-Apts	80	80	80	80	80	80	0	0	0	0
Sewer-Morro Bay-SFR	100	100	100	100	100	100	0	0	0	0
Sewer-Nipomo-Apts	44	44	44	44	45	45	0	0	0	0
Sewer-Nipomo-SFR	52	52	52	52	54	54	0	0	0	0
Sewer-Oceano	10	10	10	10	10	10	0	0	0	0
Sewer-Paso Robles	39	48	61	82	114	137	0	0	0	0
Sewer-Pismo/Shell Beach-Apts	22	22	22	22	22	22	0	0	0	0
Sewer-Pismo/Shell Beach-SFR	34	34	34	34	34	34	0	0	0	0
Sewer-San Miguel-Apts	62	62	62	62	62	62	0	0	0	0
Sewer-San Miguel-SFR	105	105	105	105	108	108	0	0	0	0
Sewer-SLO	39	46	60	89	105	125	0	0	0	0
Sewer-Templeton	70	70	70	70	70	70	0	0	0	0
Solar - All Cities	1	1	1	1	1	0	0	0	0	0
Tenant Provided Range	11	11	11	11	11	11	0	0	0	0
Tenant Provided Refrigerator	12	12	12	12	12	12	0	0	0	0
Trash-Arroyo Grande	18	18	18	23	23	23	0	0	0	0
Trash-Atascadero	28	28	28	43	43	43	0	0	0	0
Trash-Avila Beach	19	19	19	32	32	32	0	0	0	0
Trash-Cambria	24	24	24	49	49	49	0	0	0	0
Trash-Cayucos	19	19	19	23	23	23	0	0	0	0
Trash-Creston	38	38	38	55	55	55	0	0	0	0
Trash-Grover Beach	17	17	17	23	23	23	0	0	0	0
Trash-Los Osos	17	17	23	37	37	37	0	0	0	0
Trash-Morro Bay	12	21	21	40	40	40	0	0	0	0
Trash-Nipomo	23	23	23	32	35	35	0	0	0	0
Trash-Oceano	14	14	14	20	20	20	0	0	0	0
Trash-Paso Robles	35	35	41	55	55	55	0	0	0	0
Trash-Pismo/Shell Beach	16	16	16	32	32	32	0	0	0	0
Trash-San Miguel	30	30	30	47	51	51	0	0	0	0
Trash-Santa Margarita	35	35	35	53	53	53	0	0	0	0
Trash-Shandon	40	40	40	57	61	61	0	0	0	0
Trash-SLO	11	16	16	32	32	32	0	0	0	0
Trash-Templeton	35	35	35	49	53	53	0	0	0	0
Water-Arroyo Grande	45	50	59	73	88	101	0	0	0	0
Water-Atascadero	37	37	45	55	63	74	0	0	0	0
Water-Avila Beach	47	50	68	91	120	145	0	0	0	0
Water-Cambria	64	73	100	149	197	253	0	0	0	0
Water-Cayucos	74	74	92	110	128	158	0	0	0	0

Previous versions are obsolete.

NCTy: Atascadero, Paso Robles, San Miguel, Santa Margarita, Shandon, & Templeton.
SCty: Arroyo Grande, Avila Beach, Cambria, Cayucos, Grover Beach, Los Osos, Morro Bay, Nipomo, Oceano, Pismo Beach, Shell Beach, & San Luis Obispo.

Water-Grover Beach	25	28	36	54	75	100	0	0	0	0
Water-Los Osos	52	60	77	105	137	173	0	0	0	0
Water-Morro Bay	58	66	81	99	129	158	0	0	0	0
Water-Nipomo	53	60	75	98	120	142	0	0	0	0
Water-Oceano	32	36	42	50	75	94	0	0	0	0
Water-Paso Robles	31	38	51	71	93	113	0	0	0	0
Water-Pismo/Shell Beach	15	20	31	46	67	84	0	0	0	0
Water-San Miguel	52	52	56	70	86	110	0	0	0	0
Water-Santa Margarita	66	70	79	92	109	123	0	0	0	0
Water-Shandon	69	70	79	97	129	152	0	0	0	0
Water-SLO	37	46	55	74	95	133	0	0	0	0
Water-Templeton	33	34	37	41	49	58	0	0	0	0

Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.	Utility/Service/Appliance	Allowance
	Heating	
Head of Household Name	Cooking	
	Other Electric	
	Air Conditioning	
Unit Address	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Other	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy-conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally air-conditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDuser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance.

The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). Form is only valid if it includes an OMB Control Number.

Privacy Act Statement: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names and unit address, and owner's name and payment address is mandatory. The information is used to provide Section 8 tenant-based assistance under the Housing Choice Voucher program in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the program.

Current Year versus Prior Year Comparison

Housing Choice Voucher Utility Allowance Schedule

Reviewed:
 Revised & Reviewed:
 Implemented:

PART A

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 HOUSING CHOICE VOUCHER ALLOWANCES FOR
 TENANT FURNISHED UTILITIES AND OTHER SERVICES**

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

UTILITY OR SERVICE	Studio			1-bdrm			2-bdrm			3-bdrm			4-bdrm			5-bdrm			
	PY	CY		PY	CY		PY	CY		PY	CY		PY	CY		PY	CY		
1. GAS for cooking, space heating, water heating; ELECTRICITY for lighting, refrigeration and small appliances. N County **New const after 1-1-03 w/Title 24 compli N County - Title 24	50	54	8%	67	72	7%	94	104	11%	112	124	11%	137	152	11%	170	190	12%	
	60	65	8%	81	87	7%	113	125	11%	135	148	10%	165	183	11%	204	228	12%	
	43	46	7%	57	61	7%	80	88	10%	95	105	11%	116	129	11%	145	162	12%	
2. GAS for space heating, water heating; ELECTRICITY for cooking, lighting, refrigeration and small appliances. N County Title 24 Compliant N County - Title 24	54	58	7%	71	76	7%	103	113	10%	128	141	10%	163	184	13%	206	233	13%	
	65	69	6%	85	91	7%	146	160	10%	154	169	10%	196	220	12%	247	280	13%	
	46	49	7%	59	64	8%	88	96	9%	109	120	10%	138	155	12%	174	197	13%	
3. ALL ELECTRIC N County Title 24 Compliant N County - Title 24	72	79	10%	101	112	11%	172	188	9%	210	231	10%	276	334	21%	367	441	20%	
	86	95	10%	121	134	11%	206	226	10%	252	277	10%	331	401	21%	440	529	20%	
	61	67	10%	86	95	10%	146	160	10%	179	196	9%	235	284	21%	312	375	20%	
4. ELECTRICITY for lighting, refrigeration and small appliances. N County Title 24 Compliant N County - Title 24	73	81	11%	103	114	11%	175	192	10%	214	235	10%	281	341	21%	374	450	20%	
	10	10	0%	13	13	0%	23	26	13%	28	32	14%	38	44	16%	51	59	16%	
	12	12	0%	16	16	0%	28	31	11%	34	38	12%	46	53	15%	61	71	16%	
5. WATER	9	9	0%	11	11	0%	20	22	10%	24	27	13%	32	37	16%	43	50	16%	
	10	10	0%	14	14	0%	24	26	8%	29	32	10%	39	45	15%	52	60	15%	
	Arroyo Grande	49	45	-8%	53	50	-6%	61	59	-3%	74	73	-1%	88	88	0%	101	101	0%
	Atascadero	35	37	6%	35	37	6%	42	45	7%	49	55	12%	56	63	13%	67	74	10%
	Avila Beach	47	47	0%	50	50	0%	60	68	13%	91	91	0%	120	120	0%	145	145	0%
	Cambria	60	64	7%	73	73	0%	100	100	0%	149	149	0%	197	197	0%	253	253	0%
	Cayucos	74	74	0%	74	74	0%	92	92	0%	110	110	0%	128	128	0%	158	158	0%
	Grover Beach	25	25	0%	28	28	0%	36	36	0%	54	54	0%	75	75	0%	100	100	0%
	Los Osos	52	52	0%	60	60	0%	77	77	0%	105	105	0%	137	137	0%	173	173	0%
	Morro Bay	58	58	0%	66	66	0%	81	81	0%	99	99	0%	129	129	0%	158	158	0%
	Nipomo	47	53	13%	53	60	13%	67	75	12%	87	98	13%	105	120	14%	128	142	11%
	Oceano	32	32	0%	36	36	0%	42	42	0%	50	50	0%	75	75	0%	94	94	0%
	Paso Robles	28	31	11%	34	38	12%	47	51	9%	66	71	8%	85	93	9%	107	113	6%
	Pismo Beach/Shell Beach	13	15	15%	18	20	11%	27	31	15%	40	46	15%	53	67	26%	71	84	18%
	San Luis Obispo	37	37	0%	42	46	10%	55	55	0%	74	74	0%	95	95	0%	133	133	0%
	San Miguel	48	52	8%	48	52	8%	52	56	8%	66	70	6%	82	86	5%	104	110	6%
	Santa Margarita	60	66	10%	64	70	9%	71	79	11%	84	92	10%	96	109	14%	115	123	7%
Shandon	35	69	97%	36	70	94%	39	79	103%	52	97	87%	65	129	98%	79	152	92%	
Templeton	31	33	6%	32	34	6%	35	37	6%	38	41	8%	45	49	9%	56	58	4%	
6. SEWER	Arroyo Grande	29	29	0%	29	29	0%	32	32	0%	34	34	0%	36	36	0%	39	39	0%
	Avila Beach	40	40	0%	50	50	0%	70	70	0%	105	105	0%	138	138	0%	172	172	0%
	Cambria	35	38	9%	38	41	8%	45	48	7%	53	58	9%	63	71	13%	72	81	13%
	Cayucos	89	96	8%	89	96	8%	89	96	8%	89	96	8%	89	98	10%	93	98	5%
	Grover Beach	41	41	0%	41	41	0%	41	41	0%	41	41	0%	41	41	0%	41	41	0%
	Morro Bay: SFR	100	100	0%	100	100	0%	100	100	0%	100	100	0%	100	100	0%	100	100	0%
	Morro Bay: Apts	80	80	0%	80	80	0%	80	80	0%	80	80	0%	80	80	0%	80	80	0%
	Nipomo: SINGLE FAM RES	48	52	8%	48	52	8%	48	52	8%	48	52	8%	48	54	13%	48	54	13%
	Nipomo: APTS	41	44	7%	41	44	7%	41	44	7%	41	44	7%	41	45	10%	41	45	10%
	Oceano	10	10	0%	10	10	0%	10	10	0%	10	10	0%	10	10	0%	10	10	0%
	Paso Robles	22	39	77%	30	48	60%	45	61	36%	67	82	22%	90	114	27%	113	137	21%
	Pismo Beach/Shell Beach: SINGLE FAM RES	34	34	0%	34	34	0%	34	34	0%	34	34	0%	34	34	0%	34	34	0%
	Pismo Beach/Shell Beach: APTS/MH	22	22	0%	22	22	0%	22	22	0%	22	22	0%	22	22	0%	22	22	0%
	San Luis Obispo	39	39	0%	46	46	0%	60	60	0%	81	89	10%	105	105	0%	125	125	0%
	San Miguel: SINGLE FAM ES	97	105	8%	97	105	8%	97	105	8%	97	105	8%	97	108	11%	97	108	11%
	San Miguel: Apts	62	62	0%	62	62	0%	62	62	0%	62	62	0%	62	62	0%	62	62	0%
	Templeton	70	70	0%	70	70	0%	70	70	0%	70	70	0%	70	70	0%	70	70	0%
7. GARBAGE COLLECTION	Arroyo Grande	18	18	0%	18	18	0%	18	18	0%	23	23	0%	23	23	0%	23	23	0%
	Atascadero	28	28	0%	28	28	0%	28	28	0%	43	43	0%	43	43	0%	43	43	0%
	Avila Beach	19	19	0%	19	19	0%	19	19	0%	32	32	0%	32	32	0%	32	32	0%
	Cambria	24	24	0%	24	24	0%	24	24	0%	49	49	0%	49	49	0%	49	49	0%
	Cayucos	19	19	0%	19	19	0%	19	19	0%	23	23	0%	23	23	0%	23	23	0%
	Creston	38	38	0%	38	38	0%	38	38	0%	55	55	0%	55	55	0%	55	55	0%
	Los Osos	17	17	0%	17	17	0%	23	23	0%	37	37	0%	37	37	0%	37	37	0%
	Grover Beach	17	17	0%	17	17	0%	17	17	0%	23	23	0%	23	23	0%	23	23	0%
	Morro Bay	12	12	0%	21	21	0%	21	21	0%	40	40	0%	40	40	0%	40	40	0%
	Nipomo	19	23	21%	19	23	21%	19	23	21%	27	32	19%	27	35	30%	27	35	30%
	Oceano	14	14	0%	14	14	0%	14	14	0%	20	20	0%	20	20	0%	20	20	0%
	Paso Robles	35	35	0%	35	35	0%	35	41	17%	50	55	10%	50	55	10%	50	55	10%
	Pismo Beach/Shell Beach	16	16	0%	16	16	0%	16	16	0%	32	32	0%	32	32	0%	32	32	0%
	San Luis Obispo	11	11	0%	16	16	0%	16	16	0%	32	32	0%	32	32	0%	32	32	0%
	San Miguel	27	30	11%	27	30	11%	27	30	11%	42	47	12%	42	51	21%	42	51	21%
	Santa Margarita	35	35	0%	35	35	0%	35	35	0%	53	53	0%	53	53	0%	53	53	0%
	Shandon	37	4																

Reviewed:
Implemented:

PART B

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SECTION 8 EXISTING HOUSING ALLOWANCES FOR
TENANT FURNISHED UTILITIES AND OTHER SERVICES**

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

UTILITY OR SERVICE	Studio			1-bdrm			2-bdrm			3-bdrm			4-bdrm			5-bdrm		
	PY	CY		PY	CY		PY	CY		PY	CY		PY	CY		PY	CY	
GAS - Cooking, Space Heating and Water Heating. N County Title 24 Compliant N County - Title 24	40	44	10%	54	59	9%	71	78	10%	84	92	10%	99	108	9%	119	131	10%
	48	53	10%	65	71	9%	85	94	11%	101	110	9%	119	130	9%	143	157	10%
	34	37	10%	46	50	9%	60	66	10%	71	78	10%	84	92	9%	101	111	10%
	41	45	10%	55	60	9%	72	80	11%	86	94	9%	101	111	9%	122	133	10%
GAS - Space Heating & Water Heating N County Title 24 Compliant N County - Title 24	34	37	9%	45	49	9%	59	65	10%	70	77	10%	84	92	10%	99	108	9%
	41	44	7%	54	59	9%	71	78	10%	84	92	10%	101	110	9%	119	130	9%
	29	31	9%	38	42	9%	50	55	10%	60	65	10%	71	78	10%	84	92	9%
	35	37	7%	46	50	9%	60	66	10%	71	78	10%	86	94	9%	101	111	9%
GAS - Space Heating & Cooking N County Title 24 Compliant N County - Title 24	30	33	10%	39	43	10%	52	56	8%	61	67	10%	72	79	10%	85	92	8%
	36	40	11%	47	52	11%	62	67	8%	73	80	10%	86	95	10%	102	110	8%
	26	28	10%	33	37	10%	44	48	8%	52	57	10%	61	67	10%	72	78	8%
	31	34	11%	40	44	11%	53	57	8%	62	68	10%	73	81	10%	87	94	8%
GAS - Space Heating N County Title 24 Compliant N County - Title 24	27	28	4%	33	35	6%	42	46	10%	49	53	8%	58	63	9%	68	73	7%
	32	34	6%	40	42	5%	50	55	10%	59	64	8%	70	76	9%	82	88	7%
	23	24	4%	28	30	6%	36	39	10%	42	45	8%	49	54	9%	58	62	7%
	27	29	6%	34	36	5%	43	47	10%	50	54	8%	60	65	9%	70	75	7%
ELECTRIC - Lighting, Refrigeration, and small appliances N County Title 24 Compliant N County - Title 24	10	10	0%	13	13	0%	23	26	13%	28	32	14%	38	44	16%	51	59	16%
	12	12	0%	16	16	0%	28	31	11%	34	38	12%	46	53	15%	61	71	16%
	9	9	0%	11	11	0%	20	22	13%	24	27	14%	32	37	16%	43	50	16%
	10	10	0%	14	14	0%	24	26	11%	29	32	12%	39	45	15%	52	60	16%
ELECTRIC - Cooking, lighting, refrigeration & sm. Appliances N County Title 24 Compliant N County - Title 24	20	21	5%	26	27	4%	44	48	9%	58	64	10%	79	92	16%	107	125	17%
	24	25	4%	31	32	3%	53	58	9%	70	77	10%	95	110	16%	128	150	17%
	17	18	5%	22	23	4%	37	41	9%	49	54	10%	67	78	16%	91	106	17%
	20	21	4%	26	27	3%	45	49	9%	60	65	10%	81	94	16%	109	128	17%
ELECTRIC - Lighting, water heating, refrigeration & sm. Appliances N County Title 24 Compliant N County - Title 24	37	40	8%	50	53	6%	87	96	10%	108	117	8%	144	171	19%	191	228	19%
	44	48	9%	60	64	7%	104	115	11%	130	140	8%	173	205	18%	229	274	20%
	31	34	8%	43	45	6%	74	82	10%	92	99	8%	122	145	19%	162	194	19%
	37	41	9%	51	54	7%	88	98	11%	111	119	8%	147	174	18%	195	233	20%
ELECTRIC - Cooking, Water Heating, Lighting, Refrigeration & small appliances N County Title 24 Compliant N County - Title 24	48	52	8%	68	74	9%	116	126	9%	142	155	9%	189	225	19%	249	298	20%
	58	62	7%	82	89	9%	139	151	9%	170	186	9%	227	270	19%	299	358	20%
	41	44	8%	58	63	9%	99	107	9%	121	132	9%	161	191	19%	212	253	20%
	49	53	7%	70	76	9%	118	128	9%	145	158	9%	193	230	19%	254	304	20%
ELECTRIC - Space heating N County Title 24 Compliant N County - Title 24	20	22	10%	25	28	12%	46	51	11%	58	64	10%	80	95	19%	108	129	19%
	24	26	8%	30	34	13%	55	61	11%	70	77	10%	96	114	19%	130	155	19%
	17	19	10%	21	24	12%	39	43	11%	49	54	10%	68	81	19%	92	110	19%
	20	22	8%	26	29	13%	47	52	11%	60	65	10%	82	97	19%	111	132	19%
ELECTRIC - ALL ELECTRIC N County Title 24 Compliant N County - Title 24	72	79	10%	101	112	11%	172	188	9%	210	231	10%	276	334	21%	367	441	20%
	86	95	10%	121	134	11%	206	226	10%	252	277	10%	331	401	21%	440	529	20%
	61	67	10%	86	95	11%	146	160	9%	179	196	10%	235	284	21%	312	375	20%
	73	81	10%	103	114	11%	175	192	10%	214	235	10%	281	341	21%	374	450	20%
PROPANE - Cooking PROPANE - Cooking, Water Heating PROPANE - Cooking, Water Heating, Space Heating PROPANE - Space Heating	20	20	0%	24	24	0%	30	30	0%	35	35	0%	41	41	0%	47	47	0%
	70	70	0%	83	83	0%	113	113	0%	139	139	0%	161	161	0%	179	179	0%
	200	200	0%	236	236	0%	285	285	0%	330	330	0%	371	371	0%	408	408	0%
	130	130	0%	153	153	0%	172	172	0%	191	191	0%	210	210	0%	229	229	0%

RESOLUTION NO. 8 (2023 SERIES)

**RESOLUTION APPROVING UTILITY ALLOWANCES FOR THE
HOUSING CHOICE VOUCHER PROGRAMS**

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires an annual review of utility allowances; and

WHEREAS, the Housing Authority of the City of San Luis Obispo (“HASLO”) conducted the review for the fiscal year ending September 30, 2022, for changes to allowances to be effective with annual reexaminations or new contracts entered into on or after April 1st, 2023; and

WHEREAS, HASLO presented the utility allowances to the Board of Commissioners at their annual meeting on January 19, 2023, which the Commissioners approved; and

WHEREAS, the utility allowance for gas has significantly decreased since the submission of the utility allowance in January 2023; and

WHEREAS, the new utility allowances (attached as Exhibit A) more accurately reflect the change in the gas utility prices and should replace the utility allowances approved at the meeting of January 19, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of San Luis Obispo that the utility allowances attached as Exhibit A, meet the definitions required by HUD and are approved for implementation retroactive to the original effective date of April 1st, 2023.

On motion of Commissioner _____, seconded by Commissioner _____,
and on the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

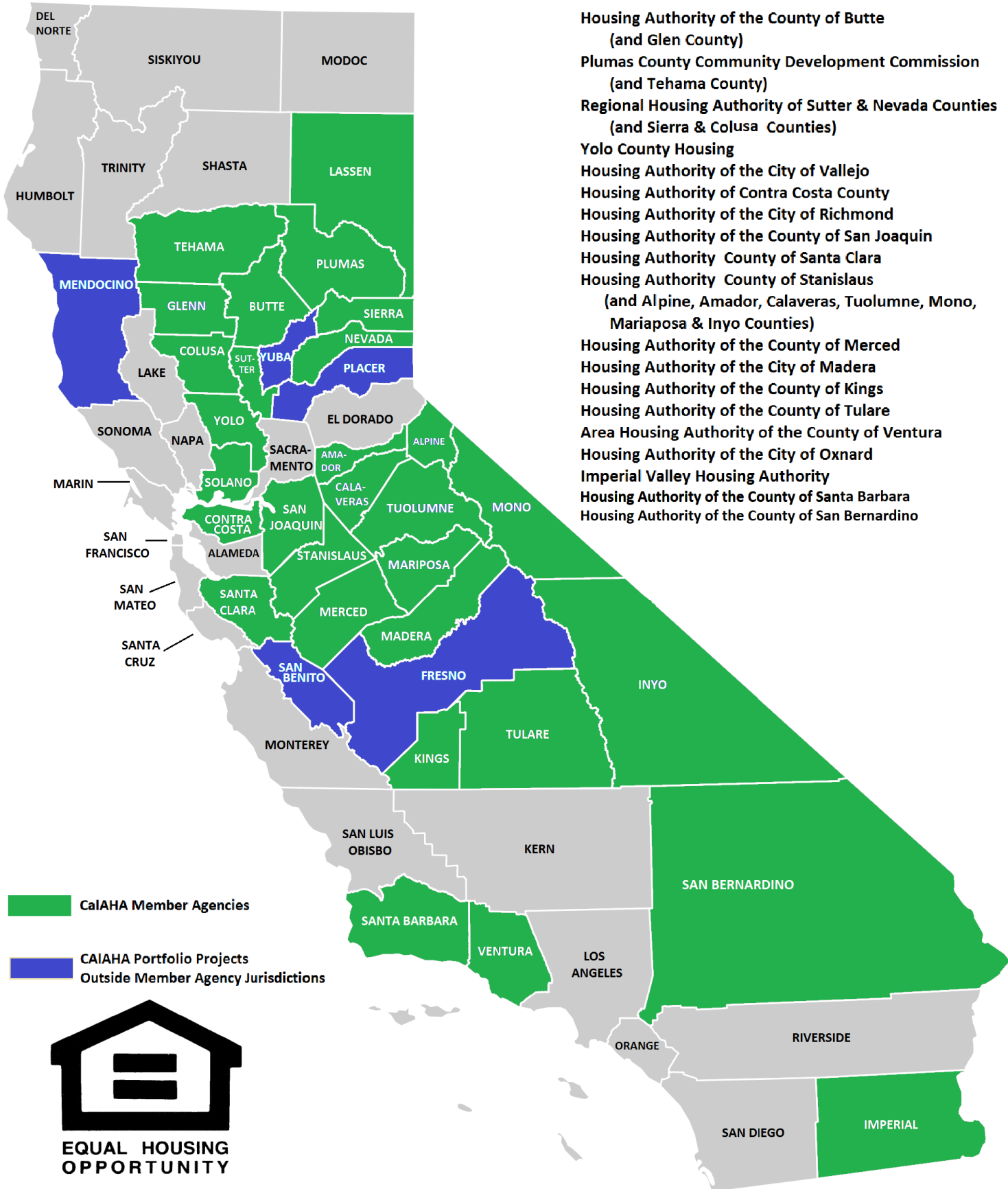
The foregoing Resolution was duly adopted and passed this 20th day of April, 2023.

ASHLEA BOYER, CHAIRMAN

SEAL:

ATTEST:

SCOTT COLLINS, SECRETARY



- Housing Authority of the County of Butte (and Glen County)
- Plumas County Community Development Commission (and Tehama County)
- Regional Housing Authority of Sutter & Nevada Counties (and Sierra & Colusa Counties)
- Yolo County Housing
- Housing Authority of the City of Vallejo
- Housing Authority of Contra Costa County
- Housing Authority of the City of Richmond
- Housing Authority of the County of San Joaquin
- Housing Authority County of Santa Clara
- Housing Authority County of Stanislaus (and Alpine, Amador, Calaveras, Tuolumne, Mono, Mariaposa & Inyo Counties)
- Housing Authority of the County of Merced
- Housing Authority of the City of Madera
- Housing Authority of the County of Kings
- Housing Authority of the County of Tulare
- Area Housing Authority of the County of Ventura
- Housing Authority of the City of Oxnard
- Imperial Valley Housing Authority
- Housing Authority of the County of Santa Barbara
- Housing Authority of the County of San Bernardino



CaliforniaAffordableHousingAgency

CalAHA Twenty Second Annual Retreat

SCHEDULE OF EVENTS

April 16th & 17th, 2023

**San Francisco Marriott Union Square
Sutter 1 Room Second Floor**

SUNDAY April 16, 2023

**6:15 pm – Dinner (Hosted by CalAHA)
St. John’s Grill
Club Room
63 Ellis Street
(414)986-0069**

MONDAY April 17, 2023

8 am – 8:30 am – Continental Breakfast (Sutter 1 Room)

8:30 am – Welcome and Introduction of Attendees

9:00 am – 10:15 am – Portfolio Management and Development

***A fresh look at how to review your portfolio with perspectives
in new developments and expansions**



806 West 19th Street, Merced, CA 95340
(209) 384-0001





CaliforniaAffordableHousingAgency

Presenters:

- 1) Bob Havlicek, CalAHA Board Chair and Executive Director of County of Santa Barbara Housing Authority**
- 2) Ed Mayer, CalAHA Executive Committee Board Member and Executive Director of Housing Authority of the County of Butte**

10:15 am – 10:30 am – Morning Break

10:30 am – 11:30 am – (Part 2) Portfolio Management and Development

11:30 am – 12:00 pm – Current Update on Bond Market Financing and Comparison of Interest Rates and Loan Terms With and Without Credit Ratings

Presenters:

- 1) Rick Brandis, Managing Director, Brandis Tallman Division of Oppenheimer & Co. Inc.**
- 2) Patrick Howard, Linked Program**

12:00 pm – 1:15 pm – Lunch Break - with lunch provided



806 West 19th Street, Merced, CA 95340
(209) 384-0001





CaliforniaAffordableHousingAgency

1:15 pm – 3:00 pm – How to Structure Development Deals to the Best Advantage of Housing Authorities and Case Studies of Recent Innovative Projects

Presenters:

1) Bob Havlicek, CalAHA Board Chair and Executive Director of County of Santa Barbara Housing Authority

2) Mark Manion, Price, Pastel & Parma, LLP

3) CSG Advisors, _____

3:00 pm-3:15 pm – Afternoon Break

3:15 pm – 4:00 pm – Newest Home Ownership Program – “Linked”

Presenter: Patrick Howard, Linked Program

4:00pm – 4:30 pm – Update on Build America, Buy America Act (BABA) – Questions and Concerns

Presenters:

1) Jim Kruse, CalAHA Vice Chair and Executive Director of Stanislaus Regional Housing Authority



806 West 19th Street, Merced, CA 95340
(209) 384-0001





CaliforniaAffordableHousingAgency

2) Thomas E. Lewis, CalAHA General Counsel

6:00 pm – Dinner (Hosted by CalAHA)

Sam's Grill and Seafood

374 Bush Street

(415) 421-0594



806 West 19th Street, Merced, CA 95340
(209) 384-0001



RESOLUTION NO. 9 (2023 SERIES)

RESOLUTION APPROVING PARTICIPATION OF THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO (HASLO) IN CALAHA

WHEREAS, CalAHA, the California Affordable Housing Agency, is dedicated to preserving and increasing affordable and workforce housing through acquisition, development, rehabilitation and financing activities; and

WHEREAS, the Housing Authority of the City of San Luis Obispo (“HASLO”) is committed to building and maintaining affordable housing for citizens in our community; and

WHEREAS, CalAHA believes there is strength in numbers; what a small agency may not be able to achieve on its own, it may be able to accomplish through the resources of multiple members; and

WHEREAS, CalAHA members are established housing authorities allowing the agency to retain the powers granted under Housing Authorities Law permitting CalAHA to acquire, construct, manage and maintain real property including single- and multifamily housing; and

WHEREAS, since its inception in 2000, CalAHA has been successful in adding 2,800 affordable housing units throughout the state of California; and

WHEREAS, CalAHA meets approximately once a month and there is no cost for membership.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of San Luis Obispo approves HASLO’s participation as a member of CalAHA.

On motion of Commissioner _____, seconded by Commissioner _____, and on the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

The foregoing Resolution was duly adopted and passed this 20th day of April, 2023.

ASHLEA BOYER, CHAIRMAN

SEAL:

ATTEST:

SCOTT COLLINS, SECRETARY

Staff Report

Update on Remote Meetings Pursuant to Assembly Bill No. 2449

On March 4, 2020, California Governor Gavin Newsom proclaimed a State of Emergency to exist in California because of the spread of COVID-19. On September 30, 2021, Governor Newsom signed Assembly Bill 361 ("AB 361") into law. AB 361 was made effective on October 1, 2021, on an urgency basis, to correspond to the timing of expiration of the Brown Act Orders.

AB 361 provided for the ability to teleconference (whether completely or hybrid) Brown Act meetings for public health and safety reasons under certain conditions, akin to the authority to do so under the Brown Act Orders, so long as an emergency was declared. Governor Newsom has since lifted the COVID-19 emergency (effective March 2023).

Absent the use of AB 361, the Board of Commissioners may use traditional Brown Act requirements for teleconferenced participation or may use new provisions for teleconferenced participation contained in Assembly Bill No. 2449.

Assembly Bill No. 2449 (see attachment for AB 2449 language) allows less than a quorum of Commissioners to utilize teleconferencing without publicly noticing their location and making the location accessible to the public (required under the traditional Brown Act teleconferencing law) in certain circumstances:

- "Just cause," which includes:
 - i. necessary caregiving to a child, parent, grandparent, grandchild, sibling, spouse, or domestic partner;
 - ii. having a contagious illness;
 - iii. having a physical or mental disability that is not otherwise accommodated; or
 - iv. traveling on official business of HASLO, or another state or local agency.

NOTE: A Commissioner who participates remotely for "just cause" is limited to two such remote meetings per calendar year.

- "Emergency circumstance," which includes a physical or family medical emergency that prevents a member from attending in person. Remote participation due to an emergency circumstance must be approved by the Commissioners at each meeting.

AB 2449 provides for various procedures to be followed for a member to use either "just cause" or "emergency circumstances" for remote teleconferencing participation. When a meeting is held with remote participation by Commissioners, there must be live video and/or audio stream that also allows members of the public to participate remotely through the audio/visual platform or telephonic service. The Commissioners must vote by roll call. A Commissioner may participate solely through teleconference for no more than three consecutive months or 20 percent of the regular meetings of the Board of Commissioners within a calendar year or no more than two meetings if the board meets fewer than ten times per calendar year. AB 2449 also provides for various other requirements for use of the new teleconferencing law.

Staff recommends Commissioners consider adoption of the proposed resolution, which allows Commissioners to utilize provisions of AB 2449 to participate in a limited number of Commission meetings remotely under "just cause" or emergency circumstances. HASLO will continue to provide remote access to members of the community for all regular Commission meetings.



AB-2449 Open meetings: local agencies: teleconferences. (2021-2022)

SHARE THIS:



Date Published: 09/14/2022 09:00 PM

Assembly Bill No. 2449

CHAPTER 285

An act to amend, repeal, and add Sections 54953 and 54954.2 of the Government Code, relating to local government.

[Approved by Governor September 13, 2022. Filed with Secretary of State September 13, 2022.]

LEGISLATIVE COUNSEL'S DIGEST

AB 2449, Blanca Rubio. Open meetings: local agencies: teleconferences.

Existing law, the Ralph M. Brown Act, requires, with specified exceptions, that all meetings of a legislative body of a local agency, as those terms are defined, be open and public and that all persons be permitted to attend and participate. The act generally requires posting an agenda at least 72 hours before a regular meeting that contains a brief general description of each item of business to be transacted or discussed at the meeting, and prohibits any action or discussion from being undertaken on any item not appearing on the posted agenda. The act authorizes a legislative body to take action on items of business not appearing on the posted agenda under specified conditions. The act contains specified provisions regarding providing for the ability of the public to observe and provide comment. The act allows for meetings to occur via teleconferencing subject to certain requirements, particularly that the legislative body notice each teleconference location of each member that will be participating in the public meeting, that each teleconference location be accessible to the public, that members of the public be allowed to address the legislative body at each teleconference location, that the legislative body post an agenda at each teleconference location, and that at least a quorum of the legislative body participate from locations within the boundaries of the local agency's jurisdiction. The act provides an exemption to the jurisdictional requirement for health authorities, as defined.

Existing law, until January 1, 2024, authorizes a local agency to use teleconferencing without complying with those specified teleconferencing requirements in specified circumstances when a declared state of emergency is in effect, or in other situations related to public health.

This bill would revise and recast those teleconferencing provisions and, until January 1, 2026, would authorize a local agency to use teleconferencing without complying with the teleconferencing requirements that each teleconference location be identified in the notice and agenda and that each teleconference location be accessible to the public if at least a quorum of the members of the legislative body participates in person from a singular physical location clearly identified on the agenda that is open to the public and situated within the local agency's jurisdiction. Under this exception, the bill would authorize a member to participate remotely under specified circumstances, including participating remotely for just cause or due to emergency circumstances. The emergency circumstances basis for remote participation would be contingent on a request to, and action by, the legislative body, as prescribed. The bill, until January 1, 2026, would authorize a legislative body to consider and

take action on a request from a member to participate in a meeting remotely due to emergency circumstances if the request does not allow sufficient time to place the proposed action on the posted agenda for the meeting for which the request is made. The bill would define terms for purposes of these teleconferencing provisions.

This bill would impose prescribed requirements for this exception relating to notice, agendas, the means and manner of access, and procedures for disruptions. The bill would require the legislative body to implement a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals with disabilities, consistent with federal law.

Existing constitutional provisions require that a statute that limits the right of access to the meetings of public bodies or the writings of public officials and agencies be adopted with findings demonstrating the interest protected by the limitation and the need for protecting that interest.

This bill would make legislative findings to that effect.

The California Constitution requires local agencies, for the purpose of ensuring public access to the meetings of public bodies and the writings of public officials and agencies, to comply with a statutory enactment that amends or enacts laws relating to public records or open meetings and contains findings demonstrating that the enactment furthers the constitutional requirements relating to this purpose.

This bill would make legislative findings to that effect.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 54953 of the Government Code, as amended by Section 3 of Chapter 165 of the Statutes of 2021, is amended to read:

54953. (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise provided in this chapter.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all otherwise applicable requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. If the legislative body of a local agency elects to use teleconferencing, the legislative body of a local agency shall comply with all of the following:

(A) All votes taken during a teleconferenced meeting shall be by rollcall.

(B) The teleconferenced meetings shall be conducted in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency.

(C) The legislative body shall give notice of the meeting and post agendas as otherwise required by this chapter.

(D) The legislative body shall allow members of the public to access the meeting and the agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as provided in subdivisions (d) and (e).

(c) (1) No legislative body shall take action by secret ballot, whether preliminary or final.

(2) The legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

(3) Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive, as defined in subdivision (d) of Section 3511.1, during the open meeting in which the final action is to be taken. This paragraph shall not affect the public's right under the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1) to inspect or copy records created or received in the process of developing the recommendation.

(d) (1) Notwithstanding the provisions relating to a quorum in paragraph (3) of subdivision (b), if a health authority conducts a teleconference meeting, members who are outside the jurisdiction of the authority may be counted toward the establishment of a quorum when participating in the teleconference if at least 50 percent of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction, and the health authority provides a teleconference number, and associated access codes, if any, that allows any person to call in to participate in the meeting and the number and access codes are identified in the notice and agenda of the meeting.

(2) Nothing in this subdivision shall be construed as discouraging health authority members from regularly meeting at a common physical site within the jurisdiction of the authority or from using teleconference locations within or near the jurisdiction of the authority. A teleconference meeting for which a quorum is established pursuant to this subdivision shall be subject to all other requirements of this section.

(3) For purposes of this subdivision, a health authority means any entity created pursuant to Sections 14018.7, 14087.31, 14087.35, 14087.36, 14087.38, and 14087.9605 of the Welfare and Institutions Code, any joint powers authority created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 for the purpose of contracting pursuant to Section 14087.3 of the Welfare and Institutions Code, and any advisory committee to a county-sponsored health plan licensed pursuant to Chapter 2.2 (commencing with Section 1340) of Division 2 of the Health and Safety Code if the advisory committee has 12 or more members.

(e) (1) The legislative body of a local agency may use teleconferencing without complying with the requirements of paragraph (3) of subdivision (b) if the legislative body complies with the requirements of paragraph (2) of this subdivision in any of the following circumstances:

(A) The legislative body holds a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing.

(B) The legislative body holds a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

(C) The legislative body holds a meeting during a proclaimed state of emergency and has determined, by majority vote, pursuant to subparagraph (B), that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

(2) A legislative body that holds a meeting pursuant to this subdivision shall do all of the following:

(A) In each instance in which notice of the time of the teleconferenced meeting is otherwise given or the agenda for the meeting is otherwise posted, the legislative body shall also give notice of the means by which members of the public may access the meeting and offer public comment. The agenda shall identify and include an opportunity for all persons to attend via a call-in option or an internet-based service option.

(B) In the event of a disruption that prevents the legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the local agency's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(C) The legislative body shall not require public comments to be submitted in advance of the meeting and must provide an opportunity for the public to address the legislative body and offer comment in real time.

(D) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the local legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(E) (i) A legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (F), to provide public comment until that timed public comment period has elapsed.

(ii) A legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (F), or otherwise be recognized for the purpose of providing public comment.

(iii) A legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (F), until the timed general public comment period has elapsed.

(3) If a state of emergency remains active, or state or local officials have imposed or recommended measures to promote social distancing, in order to continue to teleconference without compliance with paragraph (3) of subdivision (b), the legislative body shall, not later than 30 days after teleconferencing for the first time pursuant to subparagraph (A), (B), or (C) of paragraph (1), and every 30 days thereafter, make the following findings by majority vote:

(A) The legislative body has reconsidered the circumstances of the state of emergency.

(B) Any of the following circumstances exist:

(i) The state of emergency continues to directly impact the ability of the members to meet safely in person.

(ii) State or local officials continue to impose or recommend measures to promote social distancing.

(4) This subdivision shall not be construed to require the legislative body to provide a physical location from which the public may attend or comment.

(f) (1) The legislative body of a local agency may use teleconferencing without complying with paragraph (3) of subdivision (b) if, during the teleconference meeting, at least a quorum of the members of the legislative body participates in person from a singular physical location clearly identified on the agenda, which location shall be open to the public and situated within the boundaries of the territory over which the local agency exercises jurisdiction and the legislative body complies with all of the following:

(A) The legislative body shall provide at least one of the following as a means by which the public may remotely hear and visually observe the meeting, and remotely address the legislative body:

(i) A two-way audiovisual platform.

(ii) A two-way telephonic service and a live webcasting of the meeting.

(B) In each instance in which notice of the time of the teleconferenced meeting is otherwise given or the agenda for the meeting is otherwise posted, the legislative body shall also give notice of the means by which members of the public may access the meeting and offer public comment.

(C) The agenda shall identify and include an opportunity for all persons to attend and address the legislative body directly pursuant to Section 54954.3 via a call-in option, via an internet-based service option, and at the in-person location of the meeting.

(D) In the event of a disruption that prevents the legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the local agency's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(E) The legislative body shall not require public comments to be submitted in advance of the meeting and must provide an opportunity for the public to address the legislative body and offer comment in real time.

(F) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the local legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(2) A member of the legislative body shall only participate in the meeting remotely pursuant to this subdivision, if all of the following requirements are met:

(A) One of the following circumstances applies:

(i) The member notifies the legislative body at the earliest opportunity possible, including at the start of a regular meeting, of their need to participate remotely for just cause, including a general description of the circumstances relating to their need to appear remotely at the given meeting. The provisions of this clause shall not be used by any member of the legislative body for more than two meetings per calendar year.

(ii) The member requests the legislative body to allow them to participate in the meeting remotely due to emergency circumstances and the legislative body takes action to approve the request. The legislative body shall request a general description of the circumstances relating to their need to appear remotely at the given meeting. A general description of an item generally need not exceed 20 words and shall not require the member to disclose any medical diagnosis or disability, or any personal medical information that is already exempt under existing law, such as the Confidentiality of Medical Information Act (Chapter 1 (commencing with Section 56) of Part 2.6 of Division 1 of the Civil Code). For the purposes of this clause, the following requirements apply:

(I) A member shall make a request to participate remotely at a meeting pursuant to this clause as soon as possible. The member shall make a separate request for each meeting in which they seek to participate remotely.

(II) The legislative body may take action on a request to participate remotely at the earliest opportunity. If the request does not allow sufficient time to place proposed action on such a request on the posted agenda for the meeting for which the request is made, the legislative body may take action at the beginning of the meeting in accordance with paragraph (4) of subdivision (b) of Section 54954.2.

(B) The member shall publicly disclose at the meeting before any action is taken, whether any other individuals 18 years of age or older are present in the room at the remote location with the member, and the general nature of the member's relationship with any such individuals.

(C) The member shall participate through both audio and visual technology.

(3) The provisions of this subdivision shall not serve as a means for any member of a legislative body to participate in meetings of the legislative body solely by teleconference from a remote location for a period of more than three consecutive months or 20 percent of the regular meetings for the local agency within a calendar year, or more than two meetings if the legislative body regularly meets fewer than 10 times per calendar year.

(g) The legislative body shall have and implement a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals with disabilities, consistent with the federal Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and resolving any doubt in favor of accessibility. In each instance in which notice of the time of the meeting is otherwise given or the agenda for the meeting is otherwise posted, the legislative body shall also give notice of the procedure for receiving and resolving requests for accommodation.

(h) The legislative body shall conduct meetings subject to this chapter consistent with applicable civil rights and nondiscrimination laws.

(i) (1) Nothing in this section shall prohibit a legislative body from providing the public with additional teleconference locations.

(2) Nothing in this section shall prohibit a legislative body from providing members of the public with additional physical locations in which the public may observe and address the legislative body by electronic means.

(j) For the purposes of this section, the following definitions shall apply:

(1) "Emergency circumstances" means a physical or family medical emergency that prevents a member from attending in person.

(2) "Just cause" means any of the following:

(A) A childcare or caregiving need of a child, parent, grandparent, grandchild, sibling, spouse, or domestic partner that requires them to participate remotely. "Child," "parent," "grandparent," "grandchild," and "sibling" have the same meaning as those terms do in Section 12945.2.

(B) A contagious illness that prevents a member from attending in person.

(C) A need related to a physical or mental disability as defined in Sections 12926 and 12926.1 not otherwise accommodated by subdivision (g).

(D) Travel while on official business of the legislative body or another state or local agency.

(3) "Remote location" means a location from which a member of a legislative body participates in a meeting pursuant to subdivision (f), other than any physical meeting location designated in the notice of the meeting. Remote locations need not be accessible to the public.

(4) "Remote participation" means participation in a meeting by teleconference at a location other than any physical meeting location designated in the notice of the meeting. Watching or listening to a meeting via webcasting or another similar electronic medium that does not permit members to interactively hear, discuss, or deliberate on matters, does not constitute remote participation.

(5) "State of emergency" means a state of emergency proclaimed pursuant to Section 8625 of the California Emergency Services Act (Article 1 (commencing with Section 8550) of Chapter 7 of Division 1 of Title 2).

(6) "Teleconference" means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both.

(7) "Two-way audiovisual platform" means an online platform that provides participants with the ability to participate in a meeting via both an interactive video conference and a two-way telephonic function.

(8) "Two-way telephonic service" means a telephone service that does not require internet access, is not provided as part of a two-way audiovisual platform, and allows participants to dial a telephone number to listen and verbally participate.

(9) "Webcasting" means a streaming video broadcast online or on television, using streaming media technology to distribute a single content source to many simultaneous listeners and viewers.

(k) This section shall remain in effect only until January 1, 2024, and as of that date is repealed.

SEC. 2. Section 54953 of the Government Code, as added by Section 4 of Chapter 165 of the Statutes of 2021, is amended to read:

54953. (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise provided in this chapter.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all otherwise applicable requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. If the legislative body of a local agency elects to use teleconferencing, the legislative body of a local agency shall comply with all of the following:

(A) All votes taken during a teleconferenced meeting shall be by rollcall.

(B) The teleconferenced meetings shall be conducted in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency.

(C) The legislative body shall give notice of the meeting and post agendas as otherwise required by this chapter.

(D) The legislative body shall allow members of the public to access the meeting and the agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as provided in subdivision (d).

(c) (1) No legislative body shall take action by secret ballot, whether preliminary or final.

(2) The legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

(3) Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive, as defined in subdivision (d) of Section 3511.1, during the open meeting in which the final action is to be taken. This paragraph shall not affect the public's right under the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1) to inspect or copy records created or received in the process of developing the recommendation.

(d) (1) Notwithstanding the provisions relating to a quorum in paragraph (3) of subdivision (b), if a health authority conducts a teleconference meeting, members who are outside the jurisdiction of the authority may be counted toward the establishment of a quorum when participating in the teleconference if at least 50 percent of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction, and the health authority provides a teleconference number, and associated access codes, if any, that allows any person to call in to participate in the meeting and the number and access codes are identified in the notice and agenda of the meeting.

(2) Nothing in this subdivision shall be construed as discouraging health authority members from regularly meeting at a common physical site within the jurisdiction of the authority or from using teleconference locations within or near the jurisdiction of the authority. A teleconference meeting for which a quorum is established pursuant to this subdivision shall be subject to all other requirements of this section.

(3) For purposes of this subdivision, a health authority means any entity created pursuant to Sections 14018.7, 14087.31, 14087.35, 14087.36, 14087.38, and 14087.9605 of the Welfare and Institutions Code, any joint powers authority created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 for the purpose of contracting pursuant to Section 14087.3 of the Welfare and Institutions Code, and any advisory committee to a county-sponsored health plan licensed pursuant to Chapter 2.2 (commencing with Section 1340) of Division 2 of the Health and Safety Code if the advisory committee has 12 or more members.

(e) (1) The legislative body of a local agency may use teleconferencing without complying with paragraph (3) of subdivision (b) if, during the teleconference meeting, at least a quorum of the members of the legislative body participates in person from a singular physical location clearly identified on the agenda, which location shall be open to the public and situated within the boundaries of the territory over which the local agency exercises jurisdiction and the legislative body complies with all of the following:

(A) The legislative body shall provide at least one of the following as a means by which the public may remotely hear and visually observe the meeting, and remotely address the legislative body:

(i) A two-way audiovisual platform.

(ii) A two-way telephonic service and a live webcasting of the meeting.

(B) In each instance in which notice of the time of the teleconferenced meeting is otherwise given or the agenda for the meeting is otherwise posted, the legislative body shall also give notice of the means by which members of the public may access the meeting and offer public comment.

(C) The agenda shall identify and include an opportunity for all persons to attend and address the legislative body directly pursuant to Section 54954.3 via a call-in option, via an internet-based service option, and at the in-person location of the meeting.

(D) In the event of a disruption that prevents the legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the local agency's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(E) The legislative body shall not require public comments to be submitted in advance of the meeting and must provide an opportunity for the public to address the legislative body and offer comment in real time.

(F) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the local legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(2) A member of the legislative body shall only participate in the meeting remotely pursuant to this subdivision, if all of the following requirements are met:

(A) One of the following circumstances applies:

(i) The member notifies the legislative body at the earliest opportunity possible, including at the start of a regular meeting, of their need to participate remotely for just cause, including a general description of the circumstances relating to their need to appear remotely at the given meeting. The provisions of this clause shall not be used by any member of the legislative body for more than two meetings per calendar year.

(ii) The member requests the legislative body to allow them to participate in the meeting remotely due to emergency circumstances and the legislative body takes action to approve the request. The legislative body shall request a general description of the circumstances relating to their need to appear remotely at the given meeting. A general description of an item generally need not exceed 20 words and shall not require the member to disclose any medical diagnosis or disability, or any personal medical information that is already exempt under existing law, such as the Confidentiality of Medical Information Act (Chapter 1 (commencing with Section 56) of Part 2.6 of Division 1 of the Civil Code). For the purposes of this clause, the following requirements apply:

(I) A member shall make a request to participate remotely at a meeting pursuant to this clause as soon as possible. The member shall make a separate request for each meeting in which they seek to participate remotely.

(II) The legislative body may take action on a request to participate remotely at the earliest opportunity. If the request does not allow sufficient time to place proposed action on such a request on the posted agenda for the meeting for which the request is made, the legislative body may take action at the beginning of the meeting in accordance with paragraph (4) of subdivision (b) of Section 54954.2.

(B) The member shall publicly disclose at the meeting before any action is taken whether any other individuals 18 years of age or older are present in the room at the remote location with the member, and the general nature of the member's relationship with any such individuals.

(C) The member shall participate through both audio and visual technology.

(3) The provisions of this subdivision shall not serve as a means for any member of a legislative body to participate in meetings of the legislative body solely by teleconference from a remote location for a period of more than three consecutive months or 20 percent of the regular meetings for the local agency within a calendar year, or more than two meetings if the legislative body regularly meets fewer than 10 times per calendar year.

(f) The legislative body shall have and implement a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals with disabilities, consistent with the federal Americans with Disabilities

Act of 1990 (42 U.S.C. Sec. 12132), and resolving any doubt in favor of accessibility. In each instance in which notice of the time of the meeting is otherwise given or the agenda for the meeting is otherwise posted, the legislative body shall also give notice of the procedure for receiving and resolving requests for accommodation.

(g) The legislative body shall conduct meetings subject to this chapter consistent with applicable civil rights and nondiscrimination laws.

(h) (1) Nothing in this section shall prohibit a legislative body from providing the public with additional teleconference locations.

(2) Nothing in this section shall prohibit a legislative body from providing members of the public with additional physical locations in which the public may observe and address the legislative body by electronic means.

(i) For the purposes of this section, the following definitions shall apply:

(1) "Emergency circumstances" means a physical or family medical emergency that prevents a member from attending in person.

(2) "Just cause" means any of the following:

(A) A childcare or caregiving need of a child, parent, grandparent, grandchild, sibling, spouse, or domestic partner that requires them to participate remotely. "Child," "parent," "grandparent," "grandchild," and "sibling" have the same meaning as those terms do in Section 12945.2.

(B) A contagious illness that prevents a member from attending in person.

(C) A need related to a physical or mental disability as defined in Sections 12926 and 12926.1 not otherwise accommodated by subdivision (f).

(D) Travel while on official business of the legislative body or another state or local agency.

(3) "Remote location" means a location from which a member of a legislative body participates in a meeting pursuant to subdivision (e), other than any physical meeting location designated in the notice of the meeting. Remote locations need not be accessible to the public.

(4) "Remote participation" means participation in a meeting by teleconference at a location other than any physical meeting location designated in the notice of the meeting. Watching or listening to a meeting via webcasting or another similar electronic medium that does not permit members to interactively hear, discuss, or deliberate on matters, does not constitute remote participation.

(5) "Teleconference" means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both.

(6) "Two-way audiovisual platform" means an online platform that provides participants with the ability to participate in a meeting via both an interactive video conference and a two-way telephonic function.

(7) "Two-way telephonic service" means a telephone service that does not require internet access, is not provided as part of a two-way audiovisual platform, and allows participants to dial a telephone number to listen and verbally participate.

(8) "Webcasting" means a streaming video broadcast online or on television, using streaming media technology to distribute a single content source to many simultaneous listeners and viewers.

(j) This section shall become operative January 1, 2024, shall remain in effect only until January 1, 2026, and as of that date is repealed.

SEC. 3. Section 54953 is added to the Government Code, to read:

54953. (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise provided in this chapter.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all

requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by rollcall.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations and conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as provided in subdivision (d). The agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3 at each teleconference location.

(4) For the purposes of this section, "teleconference" means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both. Nothing in this section shall prohibit a local agency from providing the public with additional teleconference locations.

(c) (1) No legislative body shall take action by secret ballot, whether preliminary or final.

(2) The legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

(3) Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive, as defined in subdivision (d) of Section 3511.1, during the open meeting in which the final action is to be taken. This paragraph shall not affect the public's right under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) to inspect or copy records created or received in the process of developing the recommendation.

(d) (1) Notwithstanding the provisions relating to a quorum in paragraph (3) of subdivision (b), if a health authority conducts a teleconference meeting, members who are outside the jurisdiction of the authority may be counted toward the establishment of a quorum when participating in the teleconference if at least 50 percent of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction, and the health authority provides a teleconference number, and associated access codes, if any, that allows any person to call in to participate in the meeting and the number and access codes are identified in the notice and agenda of the meeting.

(2) Nothing in this subdivision shall be construed as discouraging health authority members from regularly meeting at a common physical site within the jurisdiction of the authority or from using teleconference locations within or near the jurisdiction of the authority. A teleconference meeting for which a quorum is established pursuant to this subdivision shall be subject to all other requirements of this section.

(3) For purposes of this subdivision, a health authority means any entity created pursuant to Sections 14018.7, 14087.31, 14087.35, 14087.36, 14087.38, and 14087.9605 of the Welfare and Institutions Code, any joint powers authority created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 for the purpose of contracting pursuant to Section 14087.3 of the Welfare and Institutions Code, and any advisory committee to a county-sponsored health plan licensed pursuant to Chapter 2.2 (commencing with Section 1340) of Division 2 of the Health and Safety Code if the advisory committee has 12 or more members.

(e) This section shall become operative January 1, 2026.

SEC. 4. Section 54954.2 of the Government Code is amended to read:

54954.2. (a) (1) At least 72 hours before a regular meeting, the legislative body of the local agency, or its designee, shall post an agenda containing a brief general description of each item of business to be transacted or discussed at the meeting, including items to be discussed in closed session. A brief general description of an item generally need not exceed 20 words. The agenda shall specify the time and location of the regular meeting and shall be posted in a location that is freely accessible to members of the public and on the local agency's Internet Web site, if the local agency has one. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42

U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. The agenda shall include information regarding how, to whom, and when a request for disability-related modification or accommodation, including auxiliary aids or services, may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting.

(2) For a meeting occurring on and after January 1, 2019, of a legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state that has an Internet Web site, the following provisions shall apply:

(A) An online posting of an agenda shall be posted on the primary Internet Web site homepage of a city, county, city and county, special district, school district, or political subdivision established by the state that is accessible through a prominent, direct link to the current agenda. The direct link to the agenda shall not be in a contextual menu; however, a link in addition to the direct link to the agenda may be accessible through a contextual menu.

(B) An online posting of an agenda including, but not limited to, an agenda posted in an integrated agenda management platform, shall be posted in an open format that meets all of the following requirements:

(i) Retrievable, downloadable, indexable, and electronically searchable by commonly used Internet search applications.

(ii) Platform independent and machine readable.

(iii) Available to the public free of charge and without any restriction that would impede the reuse or redistribution of the agenda.

(C) A legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state that has an Internet Web site and an integrated agenda management platform shall not be required to comply with subparagraph (A) if all of the following are met:

(i) A direct link to the integrated agenda management platform shall be posted on the primary Internet Web site homepage of a city, county, city and county, special district, school district, or political subdivision established by the state. The direct link to the integrated agenda management platform shall not be in a contextual menu. When a person clicks on the direct link to the integrated agenda management platform, the direct link shall take the person directly to an Internet Web site with the agendas of the legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state.

(ii) The integrated agenda management platform may contain the prior agendas of a legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state for all meetings occurring on or after January 1, 2019.

(iii) The current agenda of the legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state shall be the first agenda available at the top of the integrated agenda management platform.

(iv) All agendas posted in the integrated agenda management platform shall comply with the requirements in clauses (i), (ii), and (iii) of subparagraph (B).

(D) For the purposes of this paragraph, both of the following definitions shall apply:

(i) "Integrated agenda management platform" means an Internet Web site of a city, county, city and county, special district, school district, or political subdivision established by the state dedicated to providing the entirety of the agenda information for the legislative body of the city, county, city and county, special district, school district, or political subdivision established by the state to the public.

(ii) "Legislative body" has the same meaning as that term is used in subdivision (a) of Section 54952.

(E) The provisions of this paragraph shall not apply to a political subdivision of a local agency that was established by the legislative body of the city, county, city and county, special district, school district, or political subdivision established by the state.

(3) No action or discussion shall be undertaken on any item not appearing on the posted agenda, except that members of a legislative body or its staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights under Section 54954.3. In addition, on their own initiative or in

response to questions posed by the public, a member of a legislative body or its staff may ask a question for clarification, make a brief announcement, or make a brief report on his or her own activities. Furthermore, a member of a legislative body, or the body itself, subject to rules or procedures of the legislative body, may provide a reference to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda.

(b) Notwithstanding subdivision (a), the legislative body may take action on items of business not appearing on the posted agenda under any of the conditions stated below. Prior to discussing any item pursuant to this subdivision, the legislative body shall publicly identify the item.

(1) Upon a determination by a majority vote of the legislative body that an emergency situation exists, as defined in Section 54956.5.

(2) Upon a determination by a two-thirds vote of the members of the legislative body present at the meeting, or, if less than two-thirds of the members are present, a unanimous vote of those members present, that there is a need to take immediate action and that the need for action came to the attention of the local agency subsequent to the agenda being posted as specified in subdivision (a).

(3) The item was posted pursuant to subdivision (a) for a prior meeting of the legislative body occurring not more than five calendar days prior to the date action is taken on the item, and at the prior meeting the item was continued to the meeting at which action is being taken.

(4) To consider action on a request from a member to participate in a meeting remotely due to emergency circumstances, pursuant to Section 54953, if the request does not allow sufficient time to place the proposed action on the posted agenda for the meeting for which the request is made. The legislative body may approve such a request by a majority vote of the legislative body.

(c) This section is necessary to implement and reasonably within the scope of paragraph (1) of subdivision (b) of Section 3 of Article I of the California Constitution.

(d) For purposes of subdivision (a), the requirement that the agenda be posted on the local agency's Internet Web site, if the local agency has one, shall only apply to a legislative body that meets either of the following standards:

(1) A legislative body as that term is defined by subdivision (a) of Section 54952.

(2) A legislative body as that term is defined by subdivision (b) of Section 54952, if the members of the legislative body are compensated for their appearance, and if one or more of the members of the legislative body are also members of a legislative body as that term is defined by subdivision (a) of Section 54952.

(e) This section shall remain in effect only until January 1, 2026, and as of that date is repealed.

SEC. 5. Section 54954.2 is added to the Government Code, to read:

54954.2. (a) (1) At least 72 hours before a regular meeting, the legislative body of the local agency, or its designee, shall post an agenda containing a brief general description of each item of business to be transacted or discussed at the meeting, including items to be discussed in closed session. A brief general description of an item generally need not exceed 20 words. The agenda shall specify the time and location of the regular meeting and shall be posted in a location that is freely accessible to members of the public and on the local agency's Internet Web site, if the local agency has one. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. The agenda shall include information regarding how, to whom, and when a request for disability-related modification or accommodation, including auxiliary aids or services, may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting.

(2) For a meeting occurring on and after January 1, 2019, of a legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state that has an Internet Web site, the following provisions shall apply:

(A) An online posting of an agenda shall be posted on the primary Internet Web site homepage of a city, county, city and county, special district, school district, or political subdivision established by the state that is accessible through a prominent, direct link to the current agenda. The direct link to the agenda shall not

be in a contextual menu; however, a link in addition to the direct link to the agenda may be accessible through a contextual menu.

(B) An online posting of an agenda including, but not limited to, an agenda posted in an integrated agenda management platform, shall be posted in an open format that meets all of the following requirements:

- (i) Retrievable, downloadable, indexable, and electronically searchable by commonly used Internet search applications.
- (ii) Platform independent and machine readable.
- (iii) Available to the public free of charge and without any restriction that would impede the reuse or redistribution of the agenda.

(C) A legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state that has an Internet Web site and an integrated agenda management platform shall not be required to comply with subparagraph (A) if all of the following are met:

- (i) A direct link to the integrated agenda management platform shall be posted on the primary Internet Web site homepage of a city, county, city and county, special district, school district, or political subdivision established by the state. The direct link to the integrated agenda management platform shall not be in a contextual menu. When a person clicks on the direct link to the integrated agenda management platform, the direct link shall take the person directly to an Internet Web site with the agendas of the legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state.
- (ii) The integrated agenda management platform may contain the prior agendas of a legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state for all meetings occurring on or after January 1, 2019.
- (iii) The current agenda of the legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state shall be the first agenda available at the top of the integrated agenda management platform.
- (iv) All agendas posted in the integrated agenda management platform shall comply with the requirements in clauses (i), (ii), and (iii) of subparagraph (B).

(D) For the purposes of this paragraph, both of the following definitions shall apply:

- (i) "Integrated agenda management platform" means an Internet Web site of a city, county, city and county, special district, school district, or political subdivision established by the state dedicated to providing the entirety of the agenda information for the legislative body of the city, county, city and county, special district, school district, or political subdivision established by the state to the public.
- (ii) "Legislative body" has the same meaning as that term is used in subdivision (a) of Section 54952.

(E) The provisions of this paragraph shall not apply to a political subdivision of a local agency that was established by the legislative body of the city, county, city and county, special district, school district, or political subdivision established by the state.

(3) No action or discussion shall be undertaken on any item not appearing on the posted agenda, except that members of a legislative body or its staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights under Section 54954.3. In addition, on their own initiative or in response to questions posed by the public, a member of a legislative body or its staff may ask a question for clarification, make a brief announcement, or make a brief report on his or her own activities. Furthermore, a member of a legislative body, or the body itself, subject to rules or procedures of the legislative body, may provide a reference to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda.

(b) Notwithstanding subdivision (a), the legislative body may take action on items of business not appearing on the posted agenda under any of the conditions stated below. Prior to discussing any item pursuant to this subdivision, the legislative body shall publicly identify the item.

(1) Upon a determination by a majority vote of the legislative body that an emergency situation exists, as defined in Section 54956.5.

(2) Upon a determination by a two-thirds vote of the members of the legislative body present at the meeting, or, if less than two-thirds of the members are present, a unanimous vote of those members present, that there is a need to take immediate action and that the need for action came to the attention of the local agency subsequent to the agenda being posted as specified in subdivision (a).

(3) The item was posted pursuant to subdivision (a) for a prior meeting of the legislative body occurring not more than five calendar days prior to the date action is taken on the item, and at the prior meeting the item was continued to the meeting at which action is being taken.

(c) This section is necessary to implement and reasonably within the scope of paragraph (1) of subdivision (b) of Section 3 of Article I of the California Constitution.

(d) For purposes of subdivision (a), the requirement that the agenda be posted on the local agency's Internet Web site, if the local agency has one, shall only apply to a legislative body that meets either of the following standards:

(1) A legislative body as that term is defined by subdivision (a) of Section 54952.

(2) A legislative body as that term is defined by subdivision (b) of Section 54952, if the members of the legislative body are compensated for their appearance, and if one or more of the members of the legislative body are also members of a legislative body as that term is defined by subdivision (a) of Section 54952.

(e) This section shall become operative January 1, 2026.

SEC. 6. The Legislature finds and declares that Sections 1 and 2 of this act, which amend Section 54953 of the Government Code, impose a limitation on the public's right of access to the meetings of public bodies or the writings of public officials and agencies within the meaning of Section 3 of Article I of the California Constitution. Pursuant to that constitutional provision, the Legislature makes the following findings to demonstrate the interest protected by this limitation and the need for protecting that interest:

By removing the requirement for agendas to be placed at the location of each public official participating in a public meeting remotely, including from the member's private home or hospital room, this act protects the personal, private information of public officials and their families while preserving the public's right to access information concerning the conduct of the people's business.

SEC. 7. The Legislature finds and declares that Sections 1 and 2 of this act, which amend Section 54953 of the Government Code, further, within the meaning of paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution, the purposes of that constitutional section as it relates to the right of public access to the meetings of local public bodies or the writings of local public officials and local agencies. Pursuant to paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution, the Legislature makes the following findings:

This act is necessary to ensure minimum standards for public participation and notice requirements allowing for greater public participation in teleconference meetings.

RESOLUTION NO. 10 (2023 SERIES)

RESOLUTION AUTHORIZING TELECONFERENCE (VIRTUAL) MEETINGS OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO (HASLO) PURSUANT TO THE RALPH M. BROWN ACT, AS AUTHORIZED BY ASSEMBLY BILL 2449

WHEREAS, on March 4, 2020, Governor Newsom issued a Proclamation of State of Emergency in response to the COVID-19 pandemic; and

WHEREAS, on March 17, 2020, Governor Newsom issued Executive Order N-29-20 that suspended the teleconferencing rules set forth in the California Open Meeting law, Government Code section 54950 et seq. (the “Brown Act”), provided certain requirements were met and followed; and

WHEREAS, on June 11, 2021, Governor Newsom issued Executive Order N-08-21 that clarified the suspension of the teleconferencing rules set forth in the Brown Act, and further provided that those provisions would remain suspended through September 30, 2021; and

WHEREAS, on September 16, 2021, Governor Newsom signed AB 361, allowing legislative bodies subject to the Brown Act to continue meeting by teleconference until January 1, 2024, if the legislative body determines that meeting in person would present imminent risks to the health or safety of attendees, and further requires that certain findings be made by the legislative body every thirty (30) days; and

WHEREAS, the proclaimed state of emergency was rescinded as of February 28, 2023, removing a precondition for the use of Assembly Bill 361 (AB 361); and

WHEREAS, the Governor signed Assembly Bill 2449 (AB 2449) in 2022 effective January 1, 2023, which allows less than a quorum of Commissioners to utilize teleconferencing without publicly noticing their location and making the location accessible to the public; and

WHEREAS, under AB 2449, Commissioners may participate remotely for “just cause” limited to two such remote meetings per calendar year; and

WHEREAS, under AB 2449, Commissioners may participate remotely for “emergency circumstances” limited to no more than three consecutive months or 20 percent of the regular meetings of the Commission; and

WHEREAS, under AB 2449, members of the community and HASLO staff can participate in Commission meetings via teleconference and in public, and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners that:

The Commissioners have determined that Commission meetings will be conducted both in public and by teleconferencing during the time AB 2449 is in effect, whereby Commissioners may teleconference for a limited number of Commission meetings per year under parameters established by AB 2449.

On motion of Commissioner _____, seconded by Commissioner _____, and on the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

The foregoing Resolution was duly adopted and passed this 20th day of April, 2023.

ASHLEA BOYER, CHAIRMAN

SEAL:

ATTEST:

SCOTT COLLINS, SECRETARY