

**LOCATION: PER CA EXECUTIVE ORDER N-25-20, THIS MEETING WILL BE HELD BY TELECONFERENCE. PUBLIC MAY PARTICIPATE WITH THE SAME LINKS:**

<https://global.gotomeeting.com/join/806149269>

You can also dial in using your phone: (224) 501-3412

Access Code: 806-149-269

**TIME: 12:00 P.M.**

<b>12:00 PM</b>	<b>REGULAR MEETING</b>	<b>TELECONFERENCE</b>
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**CALL TO ORDER:** Chairman Jay C. Beck

**ROLL CALL:** Commissioners Beck, Boyer, Crotser, Gillett, Odenthal, 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 with 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 JULY 16, 2020**  
Approve the Minutes of the Regular Board of Commissioners Meeting of July 16, 2020.
- C2. HOUSING CHOICE VOUCHER (SECTION 8)**
- C3. PROPERTY MANAGEMENT REPORTS**

## DISCUSSION ITEMS

1. **PROJECT HOMEKEY** – HASLO submitted an application to this important program aimed at housing homeless in underutilized motels. Staff will forward a summary of the application and provide a staff report and update at the meeting.
2. **SECTION 8 CARES APPLICATION** – Funding/leasing discussion. Section 8 Per Client Costs are substantially above our HUD funding levels due to Covid related job losses. We have applied to HUD for supplemental funding. Staff will update the Commission at our meeting.

## CLOSED SESSION

### Closed session, pursuant to section 54956.8

#### CONFERENCE WITH REAL PROPERTY NEGOTIATORS

1. Property: APNs 077-011-010 thru 077-011-013 (4 lots)  
Agency Negotiators: Scott Smith, Executive Director  
Ken Litzinger, Director of Finance  
Negotiating Parties: The Housing Authority of the City of San Luis Obispo (HASLO)  
Don Dechance (not present)  
Under Negotiation: (1) The Negotiators' authority regarding the price; and  
(2) The Negotiators' authority regarding the terms of payment.
2. Property: APN 004-811-036  
Agency Negotiators: Scott Smith, Executive Director  
Ken Litzinger, Director of Finance  
Negotiating Parties: The Housing Authority of the City of San Luis Obispo (HASLO)  
Devin Gallagher (not present)  
Under Negotiation: (1) The Negotiators' authority regarding the price; and  
(2) The Negotiators' authority regarding the terms of payment.

## ADJOURNMENT

The next Regular Meeting will be held on September 17, 2020, at 12:00 p.m. at 487 Leff Street, San Luis Obispo.

**REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 1:15 P.M. ON AUGUST 14, 2020, 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**

**July 16, 2020**

#### **CALL TO ORDER**

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, July 16, at 12:04 p.m. by Chair Jay C. Beck. Per CA Executive Order N-25-20, the meeting was authorized to be held via teleconferencing and was made accessible to the public telephonically.

#### **ROLL CALL**

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

**ABSENT:** Commissioner Crotser

**STAFF:** Scott Smith, Ken Litzinger, Elaine Archer, Sandra Bourbon,  
Michael Burke, Michelle Pedigo, and Vicky Connerley

#### **PUBLIC COMMENT:**

None

#### **EXECUTIVE DIRECTOR'S REPORT:**

- COVID update. There are no cases of COVID reported among staff. A majority of staff have established offices at home. We are aware of two cases of COVID among our clients: one at the Anderson and the other at Hidden Creek. They are self-quarantining and coordinating with the County's Public Health Department. Staff are receiving policies and procedures updates from the Public Health Department.
- We received approval for our 35 apartments in Morro Bay. This will be the first significant affordable housing built in Morro Bay in 31 years. The Morro Bay Planning Commission had approved the development, but the decision was appealed. This week the City Council upheld the decision. Our 9% TCAC application had a good score but it may not be high enough to win a reservation. We should know in about three weeks.
- The Housing Choice Voucher (Section 8) interest list was opened on Monday and closes today at 4:00. As of this meeting, approximately 1,000 people had applied.
- There is a new \$600 million State program, Project Homekey, looking for groups to purchase motels to make available to the homeless or at-risk as permanent housing. Applications are due by August 13<sup>th</sup> and the project must be ready for occupancy by December. The applicant can be a city, county, or Housing Authority. We are looking for a site.

#### **CONSENT AGENDA:**

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF JUNE 18, 2020**
- C2. HOUSING CHOICE VOUCHER (SECTION 8)**
- C3. PROPERTY MANAGEMENT REPORTS**
- C4. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**
- C5. CONSTRUCTION AND DEVELOPMENT REPORT**

**ACTION TAKEN:** A motion to approve all Consent Agenda items was made by Commissioner Boyer, seconded by Commissioner Steinberg, and unanimously approved.

**DISCUSSION ITEMS:**

**1. HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN AMENDMENTS**

Elaine Archer, Director of Housing Management, said the senior clients of Adult Protective Services, a program of the County's Department of Social Services, are often at risk of losing housing because their income is fixed and rents continue to rise. HASLO had previously provided six vouchers to APS, but this action will add 18. Commissioner Steinberg concurred that senior citizens are the fastest growing homeless population.

**ACTION TAKEN:** A motion to adopt **Resolution No. 9 (2020 Series) Approving Amendments to the Housing Authority of San Luis Obispo's Administrative Plan for an Allocation of Set-Aside Vouchers for Adult Protective Services** was made by Commissioner Steinberg, seconded by Commissioner Beck, and approved on the following roll call vote:

**AYES:** Commissioners Steinberg, Beck, Boyer, Gillett, Odenthal, Souza  
**NOES:** None  
**ABSENT:** Commissioner Crotser  
**ABSTAINED:** None

**2. DEVELOPMENT UPDATE**

- 1) **700 Oak Park, Arroyo Grande:** We are moving forward with due diligence for this site. The due diligence period ends August 28. The Arroyo Grande City Manager and senior staff are supportive of this project.
- 2) **Grover Beach:** The City of Grover Beach owns the Cleaver site and issued an RFQ for affordable housing development. HASLO applied in partnership with Peoples' Self-Help Housing (PSHH). The only other competing application was submitted by California Coastal Communities for small homeownership options. Our joint application with PSHH was selected by City Council.

Michael Burke, Director of Construction and Development, said Halcyon Collective (Arroyo Grande) is on budget and on time and he'll hand the keys to Elaine's staff soon. The Executive Director hopes to hold a grand opening/open house once it is safe to do so. Burke is working with the City staff to receive the Temporary Certificate of Occupancy (TCO) for Courtyard at the Meadows in San Luis Obispo. We hope to start construction on Nipomo Senior 40 in the fall.

**12:34 P.M. Chair Beck announced that we were going into closed session.**

**12:35 P.M. Sandra Bourbon now absent.**

**CLOSED SESSION:**

**Closed session, pursuant to section 54956.8**

**CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Property: APN 004-811-036

Agency Negotiators: Scott Smith, Executive Director  
Ken Litzinger, Director of Finance

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

Under Negotiation: (1) The Negotiators' authority regarding the price; and  
(2) The Negotiators' authority regarding the terms of payment.

**1:06 P.M. Chair Beck announced that the closed session had ended and we were back in regular session.**

Chair Beck announced that the Commissioners voted unanimously to move forward with the purchase agreement.

There being no further business, the meeting was adjourned at 1:07 p.m.

Respectfully submitted,

Scott Smith, Secretary

## Executive Summary

### Housing Choice Vouchers (“Section 8”)

- COVID-19 Related Actions:
  - All staff continue to work from home. Several of the staff will be setting up a permanent office in their home and have signed an updated confidentiality agreement. One staff person has moved to the Macadero office in Atascadero – reopening that office from 8 or more years ago when we operated a satellite office in the North County. We anticipate that they will work from home through the end of the year.
  - HUD extended some of the waivers under the CARES Act through the end of the year and modified a few of the waivers.
  - An updated summary of the HUD Waivers is attached
  
- Waiting List Lease-up Activity:
  - The waiting list opened July 13<sup>th</sup> – July 16<sup>th</sup>. There is a preference for mainstream eligible applicants, in accordance with the funding requirements for this program
  - See separate memo analyzing the results of the lottery
  - All of the remaining applicants from the 2018-Fall waiting list are in process to receive a voucher
  - Note \*\* - 34 applicants remain from the 2018 Fall waiting list and have a voucher and are actively searching for housing

Year	Lottery Size	Leased-up	% Leased	Rent-in-Place % of Leased-up
2015	500	133	26%	did not track
2017	250	97	38%	28%
2018	500	203	40%	30%
2018-Fall	250	64 **	25%	to be analyzed

- Average Housing Assistant Payment (HAP) Analysis –
  - In July, we continue to see a slight uptick in total income earned by households in the program, as well as average income per family. This is encouraging news!
  - Average HAP decreased slightly this month, which is also encouraging news
  - Overall, as shown in a different chart (further in this analysis), average HAP costs have increased significantly as our participants have seen a decrease in their employment. The increases vary by program

- Mainstream Voucher Activity
  - We are up to 71 new voucher-holders leased up out of the total award of 78 vouchers
  - We are monitoring the applicants with a voucher. Under the guidelines of the program, the mainstream voucher holders are off the “regular” waiting list; therefore, they will be eligible to continue looking for housing once all the mainstream vouchers have been leased up
  
- FUP Voucher Activity (Family Unification Program)
  - With an additional 2 vouchers leased up, we are at 23 active vouchers
  - 16 vouchers have been issued to applicants and two applicants are on hold, pending an intake
  - These vouchers are extremely expensive, with an average HAP of approximately \$1,500, almost double the average HAP for all other vouchers; we are working with HUD on identifying additional funding that can be provided for these vouchers
  
- Set-Aside Vouchers
  - There are a total of 25 applicants with a voucher who are searching for housing
  - No additional vouchers will be issued at this time, pending confirmation of funding from HUD under the CARES Act or other funding available due to the pandemic
  
- Net voucher Activity for the year is shown in the chart below.
  - We continue to see strong lease-up activity, with a slight decline in July
  - The number of terminated participants is showing a decline, in accordance with the guidelines of the CARES Act

50058 Listing  
All Vouchers (HCV, RAD&PBV, VASH,FUP, Mainstream)  
Rolling 12 Month Detail

Year	Month	New Leases	End of Participation	Net Change/ Month
2019	August	26	-14	12
2019	September	21	-24	-3
2019	October	129	-11	118
2019	November	57	-18	39
2019	December	12	-24	-12
2020	January	38	-18	20
2020	February	23	-13	10
2020	March	23	-23	0
2020	April	31	-19	12
2020	May	42	-10	32
2020	June	31	-12	19
2020	July	25	-9	16
<b>Totals for last 12 months</b>		<b>458</b>	<b>-195</b>	<b>263</b>
<i>average change/month</i>		<i>38</i>	<i>-16</i>	
<i>annualized % turnover statistic</i>			<i>8.2%</i>	

## Distribution of Vouchers

- The chart below shows the breakdown of unit type by program and breakdown of “regular vouchers” versus “special purpose vouchers”
- HUD requires that we track special purpose vouchers– VASH, FUP and Mainstream
- The average HAP/month for each voucher type is also reflected in the analysis showing that many of the special purpose vouchers do have lower costs, on average, due to the ability of our partners to make arrangements for shared housing
- We are starting to monitor the average HAP/voucher compared to pre-COVID-19 statistics.
- Overall, almost every category of vouchers has experienced a significant increase in average HAP – the FUP voucher increase in cost is likely due to the increasing number of vouchers, rather than a change in the economic situation
- The number of VASH vouchers increased this month, which was encouraging

### Vouchers, by Program Type

#### Trend Analysis Report

as of 07/31/2020

	HUD Ctrct		# of Leased Participants, by voucher size						avg HAP	avg HAP	%	Notes
	Maximum	TOTAL	Studio	1 bd	2 bd	3 bd	4 bd	5 bd	Curr Mo	pre-COVID	chge	
	# Units	Leased										
HCV & TPV	1,738	1,712	9	1,066	404	198	31	4	\$870	\$814	6.9%	
RAD	175	104	8	10	33	34	17	2	\$771	\$713	8.1%	(vacant units held for for relocation)
PBV	308	301	23	100	84	82	12		\$825	\$760	8.6%	
	2,221	2,117										
VASH	201	151		124	16	9	2		\$740	\$684	8.2%	
PBV-VASH	25	25		23	2				\$693	\$726	-4.5%	
FUP	38	23		1	12	9	1		\$1,469	\$1,182	24.3%	
Mainstream	60	71	2	60	5	3	1		\$300	\$320	-6.3%	
	324	270										
	2,545	2,387	42	1,384	556	335	64	6	\$855	\$796	7.4%	
distribution by voucher size			2%	58%	23%	14%	3%	0.3%				



**Executive Summary**  
**2020 Lottery – Housing Choice Voucher Waiting List Analysis**

- We accepted a total of 1200 applications for this lottery, significantly smaller than previous years. This was a surprise to us, given the pandemic.
- The breakdown by income is as shown in the chart below. Please note that 75% of new admittances each year are required to be in the extremely low (ELI) category. With 80% of the applicants in the ELI income range, we should be able to achieve this goal.

<b>Income Category (Area Median Income – AMI)</b>	<b># Applicants</b>	<b>%</b>
Extremely Low (30% AMI)	202	81%
Very Low (50% AMI)	42	17%
Low Income (80% AMI)	6	2

- There were 41 veterans that applied, but this data needs to be verified
- 36 of the applicants checked that they were eligible for the mainstream preference (homeless, with a disabled family member between the ages of 18-61)
- Average income for all applicants was \$16,029, for an average AMI of 21%
- There were 69 applicants younger than 25 years of age with an average income of \$11,000 per year (these were not identified as applicants with a disability and 15 of the applicants reported zero income)
- The applicant pool was from throughout the County, and is similar to the distribution of population by city throughout the County
- See attached page for some summary statistics

**HASLO  
2020 Waiting List  
Statistics & Analysis**

City	count	W/L %	Census %
Arroyo Grande	73	5.4%	8.0%
Atascadero	119	8.8%	13.2%
Avila Beach	1	0.1%	0.5%
Cambria	11	0.8%	2.9%
Cayucos	2	0.1%	1.3%
Grover Beach	82	6.1%	6.2%
Los Osos	38	2.8%	7.0%
Morro Bay	39	2.9%	4.8%
Nipomo	111	8.2%	7.8%
Oceano	37	2.7%	3.5%
Paso Robles	201	14.9%	13.7%
Pismo Beach	17	1.3%	3.6%
San Luis Obispo	190	14.1%	21.1%
San Miguel	14	1.0%	1.3%
San Simeon	2	0.1%	0.3%
Santa Margarita	11	0.8%	0.7%
Shell Beach	2	0.1%	0.5%
Templeton	29	2.2%	3.6%
	<u>979</u>	<u>72.6%</u>	
Homeless	65	4.8%	
Santa Maria	79	5.9%	
Other	225	16.7%	
	<u>1348</u>	<u>100%</u>	

Gender	W/L %	Census %
Female	74%	49%
Male	26%	51%

Age	W/L %	Census %
<65	88%	88%
>65	12%	12%

Race	W/L %	Census %
White	76.1%	84.0%
Black	4.7%	2.2%
Asian	2.3%	5.8%

Ethnicity	W/L %	Census %
Hispanic	38.1%	18.3%

**Sources for comparison information:**

<https://www.census.gov/quickfacts/sanluisobispocitycalifornia>

as of July 1, 2019

[https://en.wikipedia.org/wiki/San\\_Luis\\_Obispo\\_County,\\_California#Places\\_by\\_population,\\_race,\\_and\\_income](https://en.wikipedia.org/wiki/San_Luis_Obispo_County,_California#Places_by_population,_race,_and_income)

**Poverty, by race:**

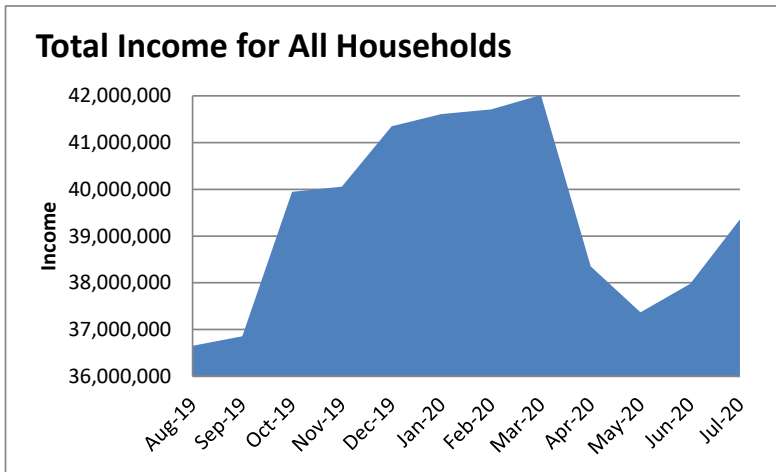
<https://worldpopulationreview.com/us-cities/san-luis-obispo-ca-population>

Name	Total	In Poverty ▼	Poverty Rate
White	32,523	10,635	32.70%
Hispanic	8,509	2,208	25.95%
Asian	2,639	985	37.32%
Multiple	1,675	570	34.03%
Other	1,768	537	30.37%
Black	1,001	323	32.27%
Native	187	21	11.23%

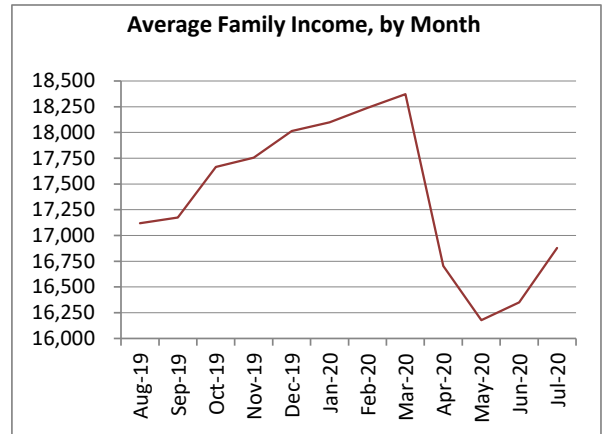
# HASLO

## Voucher Monthly Analysis (VMA)

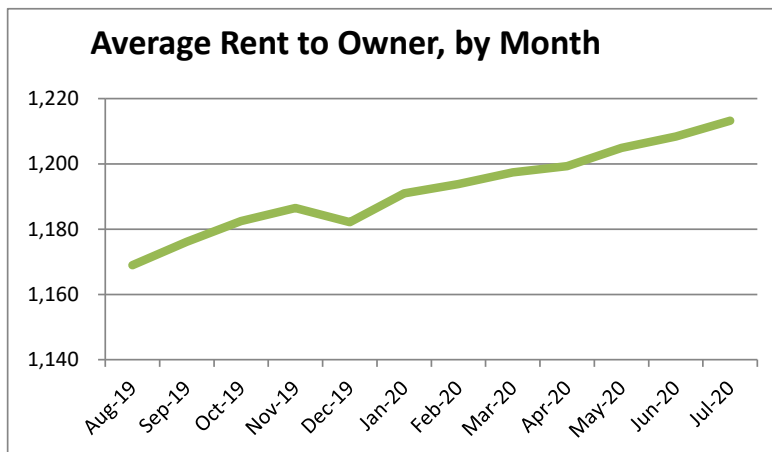
### Rolling 12 months



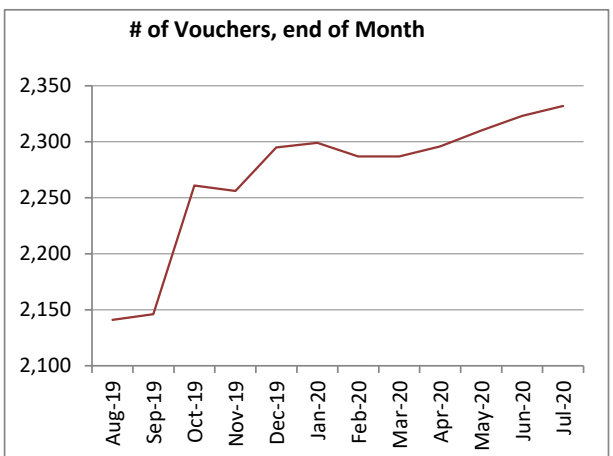
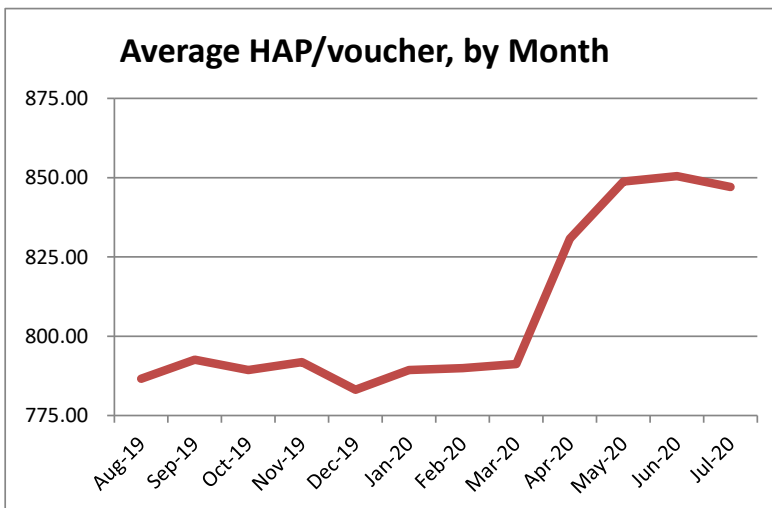
Average Family Income, 12 month % change: -1.4%



RTO, 12 month % change: 3.8%



Average HAP, 12 month % change: 7.7%



# of HH members assisted: 4,422

# SEMAP Indicators Report

As of July 31, 2020

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

## Current SEMAP Indicator Information

## Most Recent SEMAP Indicator Information

### Reporting Rate as of July 31, 2020

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	2353	06/20	25	21	2349	2378	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.)	<b>0</b>
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Number of Families in Current Database	Number of Late Reexaminations
2454	11

### [\[+\] 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 percent of the Housing Authority's tenant rent calculations are incorrect as indicated by %'s shown in red and bold.)	<b>0</b>
--	----------

Number of Families in Current Database	Number of Rent Discrepancies
1807	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.)	<b>100</b>
--	------------

Number of Families in Current Database	Number of Inspections On or Before Effective Date
587	586

[\[+\] 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
2008	5

[\[+\] 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	67	<b>0</b>	44	71

[\[+\] 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.

**Housing Authority of San Luis Obispo**  
**Housing Choice Voucher Lease up and Funding Analysis**  
**August 2020**

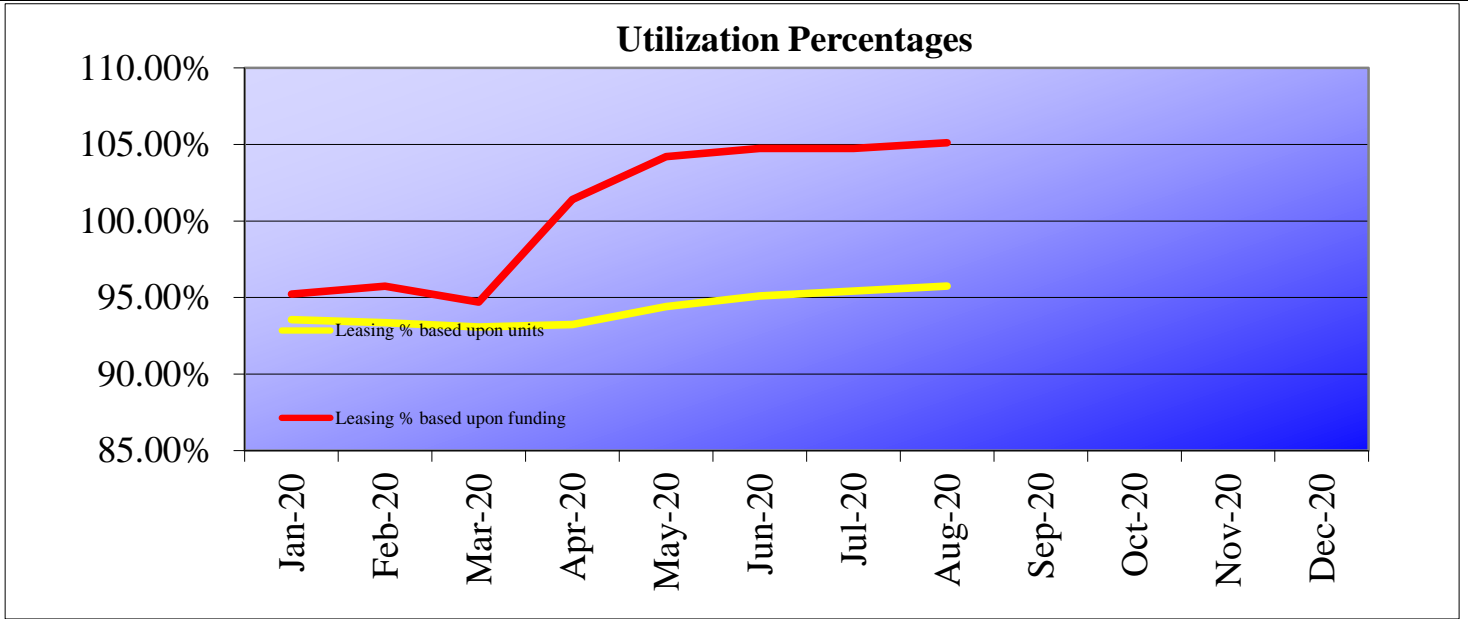
Our leasing numbers continue to trend up as we work to serve as many participants as we can during these challenging times. We were recently notified that we have \$691,000 in housing assistance payment (HAP) funds related to the RAD Conversion. This was very welcome news as we are currently spending down our reserves each month to keep our leasing numbers up. We have applied to HUD for additional HAP funding, and are optimistic of receiving some. After several months of increasing average HAP, we are seeing these numbers start to level out.

Our reserves are currently \$1.05 million representing 4.5% of our total 2020 funding. At this level of leasing and average Housing Assistance Payment, our reserves would last for approximately 10 months. This gives us the option to continue to maximize our leasing until we know if further funding will be received.

**Housing Authority San Luis Obispo**  
**HCV Leasing Financial Analysis**  
**August 2020**

	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 2020	2,469	2,310	93.56%	\$ 1,952,065	\$ 1,858,839	\$ 93,226	95.22%	\$ 804.69
February 2020	2,469	2,305	93.36%	\$ 1,952,065	\$ 1,868,759	\$ 83,306	95.73%	\$ 810.74
March 2020	2,469	2,298	93.07%	\$ 1,952,065	\$ 1,848,614	\$ 103,451	94.70%	\$ 804.44
April 2020	2,469	2,302	93.24%	\$ 1,952,065	\$ 1,979,402	\$ (27,337)	101.40%	\$ 859.86
May 2020	2,469	2,331	94.41%	\$ 1,952,065	\$ 2,034,185	\$ (82,120)	104.21%	\$ 872.67
June 2020	2,469	2,348	95.10%	\$ 1,952,065	\$ 2,044,728	\$ (92,663)	104.75%	\$ 870.84
July 2020	2,469	2,356	95.42%	\$ 1,952,065	\$ 2,044,622	\$ (92,557)	104.74%	\$ 867.84
August 2020	2,469	2,364	95.75%	\$ 1,952,065	\$ 2,051,812	\$ (99,747)	105.11%	\$ 867.94
September 2020								
October 2020								
November 2020								
December 2020								
<b>YTD</b>	<b>19,752</b>	<b>18,614</b>	<b>94.24%</b>	<b>\$ 15,616,519</b>	<b>\$ 15,730,961</b>	<b>\$ (114,442)</b>	<b>100.73%</b>	<b>\$ 845.11</b>

\$(50.00)  
-2.18%



NRA + Prog Reserve Balance (Excess HAP) as of 1/1/2020	\$ 1,162,031	YTD Voucher	YTD	
HAP Funding YTD:	\$ 15,616,519	Months	Vouchers	
HAP Expenditures YTD:	\$ 15,730,961	Available	Leased	
HAP Revenue (Fraud, FSS Forfeits) YTD:	\$ -	Regular Vouchers	17,640	17,107 97.0%
Current Remaining NRA / Prog Reserve:	\$ 1,047,589	VASH Vouchers	1,808	1,363 75.4%
Months in Reserves at Current Monthly Expense Levels	10.5	Family Unification	304	144 47.4%
Reserves as a Percentage of Budget Authority	4.5%	Total Vouchers	19,752	18,614 94.2%
Current Monthly Funding (a)	\$ 1,952,065			
Current Average HAP Payment (b)	\$ 868	Mainstream	498	383 76.9%
# of Units the Current Monthly Funding Would Support (a)/(b)	2,249			
# of Units Currently Leased	2,364			
Excess Units Leased, Current Month	115			
Current Year-to-Date Funding (a)	\$ 15,616,519			
Current Year-to-Date Average HAP Payment (b)	\$ 845			
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	18,479			
# of Unit-Mos Leased Year-to-Date	18,614			
Excess Unit-Mos Leased, Year-to-Date	135			

## HASLO – Implementation of COVID-19 Waivers

Attachment: Summary of Public Housing and HCV Waivers and Alternative Requirements (Refer back to the Notice using the item code for a full description and more detailed information.)

This chart summarizes the waivers authorized under this notice and the availability period for each. As stated in Section 5, PHAs must keep written documentation on the waivers applied by the PHA as well as the effective dates. To fulfill those requirements, PHAs may but are not required to utilize the last two columns to record this information.

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH and HCV-1 PHA 5-Year and Annual Plan	<p><u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h)</p> <p><u>Regulatory Authority</u> § 903.5(a)(3), 903.5(b)(3), 903.21</p>	<ul style="list-style-type: none"> <li>Alternative dates for submission</li> <li>Changes to significant amendment process</li> </ul>	<ul style="list-style-type: none"> <li>Varies based on FYE</li> <li>7/31/20</li> <li>Extended to 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Maybe</li> <li>Notes: Annual Plan due for HASLO y/e 09/30/2020</li> <li>HASLO's dates are RAB review by June/2020, to HUD by ~July 15<sup>th</sup></li> </ul>	April 10, 2020
PH and HCV-2 Family income and composition – delayed annual reexaminations	<p><u>Statutory Authority</u> Section 3(a)(1)</p> <p><u>Regulatory Authority</u> § 982.516(a)(1), § 960.257(a)</p>	<ul style="list-style-type: none"> <li>Permits the PHA to delay the annual reexamination of income and family composition</li> <li>HCV PHAs must implement HCV-7 for impacted families if they implement this waiver</li> </ul>	<ul style="list-style-type: none"> <li>12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>May implement for a limited set of AR's</li> <li>Able to work remotely and by email/fax to verify all necessary information to complete the AR</li> </ul>	April 10, 2020



HASLO – Implementation of COVID-19 Waivers

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH and HCV-3 Annual Reexamination Income Verification	<p><u>Regulatory Authority</u> § 5.233(a)(2)</p> <p><u>Sub-regulatory Guidance</u> PIH Notice 2018-18</p>	<ul style="list-style-type: none"> <li>• Waives the requirements to use the income hierarchy, including the use of EIV, and will allow PHAs to consider self-certification as the highest form of income verification</li> <li>• PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/20</li> <li>• Extended to 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>• Yes, on a very limited basis, where verification cannot be obtained, will use self-certification</li> </ul>	4/10/2020
PH and HCV-4 Interim reexaminations	<p><u>Statutory Authority</u> Section 3(a)(1)</p> <p><u>Regulatory Authority</u> § 5.233(a)(2), 982.516(c)(2), 960.257(b) and (d)</p> <p><u>Sub-regulatory Guidance</u> PIH Notice 2018-18</p>	<ul style="list-style-type: none"> <li>• Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/20</li> <li>• Extended to 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Need to ask staff whether they are still printing EIV for all interims</li> <li>• Taking the client notification of loss of income due to COVID-19 and then requesting follow-up verification</li> <li>• Write a note on the green interim cover sheet</li> </ul>	4/10/2020
PH and HCV-5 EIV System Monitoring	<p><u>Regulatory Authority</u> § 5.233</p> <p><u>Sub-regulatory Guidance</u> PIH Notice 2018-18</p>	<ul style="list-style-type: none"> <li>• Waives the mandatory EIV monitoring requirements – Deceased Tenants, Identity Verification, Immigration, IVT, Multiple Subsidy and New Hires Reports</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/20</li> <li>• Extended to 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>• Not implemented</li> <li>• Assumed HUD still preparing monthly reports</li> </ul>	

HASLO – Implementation of COVID-19 Waivers

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH and HCV-6 FSS Contract of Participation	<u>Regulatory Authority</u> § 984.303(d)	<ul style="list-style-type: none"> <li>Provides for extensions to FSS contract of participation</li> </ul>	<ul style="list-style-type: none"> <li>12/31/20</li> <li>Extended to 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>FSS doesn't think they has anyone at risk right now</li> </ul>	
PH and HCV-7 Waiting List	<u>Regulatory Authority</u> § 982.206(a)(2) PIH Notice 2012-34	<ul style="list-style-type: none"> <li>Waives public notice requirements for opening and closing waiting list</li> <li>Requires alternative process</li> </ul>	<ul style="list-style-type: none"> <li>7/31/20</li> <li>Extended to 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Not implemented</li> <li>Waiting List opened in July with appropriate public notice(s)</li> </ul>	
HQS-1 Initial inspection	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(o)(8)(C)  <u>Regulatory Authority</u> § 982.305(a), 982.305(b), 982.405	<ul style="list-style-type: none"> <li>Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies</li> <li>Where self-certification was used, PHA must inspect the unit no later than October 31, 2020.</li> </ul>	<ul style="list-style-type: none"> <li>7/31/20</li> <li>Extended to 12/31/20</li> <li>10/31/20</li> <li>Extended to 1-year anniversary of date of owner's certification</li> </ul>	<ul style="list-style-type: none"> <li>Not implemented</li> <li>Since initial inspections are done in vacant units, inspection can still be completed safely</li> <li>If tenant in place, ask them to leave the unit during HQS</li> </ul>	
HQS-2: PBV Pre-HAP Contract Inspections, PHA acceptance of completed units	<u>Statutory Authority:</u> Section 8(o)(8)(A)  <u>Regulatory Authority:</u> §§ 983.301(b), 983.156(a)(1)	<ul style="list-style-type: none"> <li>Changes inspection requirements, allowing for owner certification that there are no life-threatening deficiencies</li> <li>Where self-certification was used, PHA must inspect the unit no later than October 31, 2020.</li> </ul>	<ul style="list-style-type: none"> <li>7/31/20</li> <li>Extended to 12/31/20</li> <li>10/31/20</li> <li>Extended to 1-year anniversary of date of owner's certification</li> </ul>	<ul style="list-style-type: none"> <li>Not implemented</li> <li>Since initial inspections are done in vacant units, inspection can still be completed safely</li> </ul>	

HASLO – Implementation of COVID-19 Waivers

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
HQS-3 Non-Life Threatening HQS - Initial Unit Approval	<p><u>Statutory Authority</u> Section 8(o)(8)(A)(ii)</p> <p><u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017</p>	<ul style="list-style-type: none"> <li>Allows for extension of up to 30 days for owner repairs of non-life threatening conditions</li> </ul>	<ul style="list-style-type: none"> <li>7/31/20</li> <li>Extended to 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Not implemented</li> <li>Move-in contracts are not started until the unit passes inspection</li> </ul>	
HQS-4 Initial HQS - Alternative Inspections	<p><u>Statutory Authority</u> Section 8(o)(8)(A)(iii)</p> <p><u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017</p>	<ul style="list-style-type: none"> <li>Under Initial HQS Alternative Inspection Option - allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies</li> <li>Where self-certification was used, PHA must inspect the unit no later than October 31, 2020.</li> </ul>	<ul style="list-style-type: none"> <li>7/31/20</li> <li>Extended to 12/31/20</li> <li>10/31/20</li> <li>Extended to 1-year anniversary of date of owner's certification</li> </ul>	<ul style="list-style-type: none"> <li>Not implemented</li> <li>Option not previously implemented by HASLO as permitted by the regulations</li> </ul>	
HQS-5 Biennial Inspections	<p><u>Statutory Authority</u> Section 8(o)(D)</p> <p><u>Regulatory Authority</u> §§ 982.405(a), 983.103(d)</p>	<ul style="list-style-type: none"> <li>Allows for delay in biennial inspections</li> <li>All delayed biennial inspections must be completed as soon as reasonably possible but by no later than <del>Oct 31, 2020</del> 1 year after the date on which the biennial inspection would have been required absent the waiver</li> </ul>	<ul style="list-style-type: none"> <li>10/31/20</li> <li>Extended to 1-year after the date on which the biennial inspection would have been required absent the waiver</li> </ul>	<ul style="list-style-type: none"> <li>Yes, Implemented on a limited basis</li> <li>Virtual inspection with an additional smart phone</li> <li>Tracking those that are delayed if requested by participant</li> </ul>	<p>04/16/2020</p> <p>Fuller implementation to be done as of July 7, 2020 due to ongoing need to implement protections</p>

**HASLO – Implementation of COVID-19 Waivers**

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
HQS-6 Interim Inspections	<u>Statutory Authority</u> Section 8(o)(8)(F)  <u>Regulatory Authority</u> §§ 982.405(g), § 983.103(e)	<ul style="list-style-type: none"> <li>• Waives the requirement for the PHA to conduct interim inspection and requires alternative method</li> <li>• Allows for repairs to be verified by alternative methods</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/20</li> <li>• Extended to 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• HASLO receives very few such requests</li> <li>• Virtual inspection using FaceTime or another App will be conducted</li> </ul>	4/13/20
HQS-7 PBV Turnover Inspections	<u>Regulatory Authority</u> § 983.103(c)	<ul style="list-style-type: none"> <li>• Allows for PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies</li> <li>• Allows for delayed full HQS inspection</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/20</li> <li>• Extended to 12/31/20</li> <li>• 10/31/20</li> <li>• Extended to 1-year anniversary date of owner’s certification</li> </ul>	<ul style="list-style-type: none"> <li>• Not implemented</li> <li>• Since initial inspections are done in vacant units, inspection can still be completed safely</li> </ul>	
HQS-8: PBV HAP Contract – HQS Inspections to Add or Substitute Units	<u>Statutory Authority</u> Section 8(o)(8)(A)  <u>Regulatory Authority</u> §§ 983.207(a), 983.207(b)	<ul style="list-style-type: none"> <li>• Allows for PBV units to be added or substituted in the HAP contract based on owner certification there are no life-threatening deficiencies</li> <li>• Allows for delayed full HQS inspection</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/20</li> <li>• Extended to 12/31/20</li> <li>• 10/31/20</li> <li>• Extended to 1-year anniversary date of owner’s certification</li> </ul>	<ul style="list-style-type: none"> <li>• Not implemented</li> <li>• HASLO does not anticipate any changes in added or substituted units at this time</li> <li>• Generally, this only happens for vacant units which can be inspected safely</li> </ul>	

HASLO – Implementation of COVID-19 Waivers

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
HQS-9 HQS QC Inspections	<u>Regulatory Authority</u> § 982.405(b)	<ul style="list-style-type: none"> <li>Provides for a suspension of the requirement for QC sampling inspections</li> </ul>	<ul style="list-style-type: none"> <li>10/31/20</li> <li>Extended to 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>On avg, 3 QC/month</li> </ul>	4/13/20
HQS-10 HQS Space and Security	<u>Regulatory Authority</u> § 982.401(d)  <i>Language from the PIH Notice: If the PHA wishes to assist a current participant that needs to add a member or members to the assisted household as a result of the COVID-19 emergency ...</i>	<ul style="list-style-type: none"> <li>Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons.</li> </ul>	Remains in effect one year from lease term or date of notice, whichever is longer	<ul style="list-style-type: none"> <li>Not implemented</li> <li>Have not received any requests from participants</li> </ul>	
HQS-11 Homeownership HQS	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(y)(3)(B)  <u>Regulatory Authority</u> § 982.631(a)	<ul style="list-style-type: none"> <li>Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments</li> <li>Requires family to obtain independent professional inspection</li> </ul>	<ul style="list-style-type: none"> <li>7/31/20</li> <li>Extended to 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable to HASLO</li> </ul>	
HCV-1 Administrative Plan	<u>Regulatory Authority</u> § 982.54 (a)	<ul style="list-style-type: none"> <li><del>Waives the requirement to adopt revisions to the admin plan</del></li> <li>Establishes an alternative requirement that policies may be adopted without board approval</li> <li>Any provisions adopted informally must be adopted formally NLT December 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>7/31/20</li> <li>Extended to 9/30/20</li> <li>New deadline of 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Not implemented</li> <li>Board meetings are being held remotely; Admin Plan changes can be approved</li> </ul>	

**HASLO – Implementation of COVID-19 Waivers**

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
HCV-2 When a Family is Selected - PHA Oral Briefing	<u>Regulatory Authority</u> § 982.301(a)(3)  § 983.252(a)	<ul style="list-style-type: none"> <li>• Waives the requirement for an oral briefing</li> <li>• Provides for alternative methods to conduct required voucher briefing</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/20</li> <li>• Extended to 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>• Not implemented</li> <li>• Phone interviews for intake still include oral briefing &amp; mailing briefing packet</li> </ul>	
HCV-3 Term of Voucher - Extensions of Term	<u>Regulatory Authority</u> § 982.303(b)(1)	<ul style="list-style-type: none"> <li>• Allows PHAs to provide voucher extensions regardless of current PHA policy</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/20</li> <li>• Extended to 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>• Not implemented</li> <li>• Current extension policy for voucher sufficient to enable adequate search time</li> </ul>	
HCV-4 PHA Approval of Assisted Tenancy	<u>Regulatory Authority</u> § 982.305(c)	<ul style="list-style-type: none"> <li>• Provides for HAP payments for contracts not executed within 60 days</li> <li>• PHA must not pay HAP to owner until HAP contract is executed</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/20</li> <li>• Extended to 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>• Not implemented</li> <li>• With ability to fax, email and Docu-Sign, 60 days remain sufficient to execute HAP contract</li> </ul>	
HCV-5 Absence from unit	<u>Regulatory Authority</u> § 982.312	<ul style="list-style-type: none"> <li>• Allows for PHA discretion on absences from units longer than 180 days</li> <li>• PHAs must not make HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>• Wait and see if anyone requests the accommodation</li> </ul>	

## HASLO – Implementation of COVID-19 Waivers

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
HCV-6 Automatic Termination of the HAP Contract (ZERO HAP)	<u>Regulatory Authority</u> § 982.455 <i>- In recognition that the COVID-19 emergency is creating economic and employment instability for many families, as well as situations where families may on a temporary basis be adding members whose additional income may result in a \$0 HAP subsidy calculation, HUD is waiving this requirement</i>	<ul style="list-style-type: none"> <li>Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically.</li> </ul>	<ul style="list-style-type: none"> <li>12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Implemented</li> <li>T0010448</li> </ul>	05/21/20
HCV-7 Increase in Payment Standard	<u>Regulatory Authority</u> § 982.505(c)(4)	<ul style="list-style-type: none"> <li>Provides PHAs with the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination to do so.</li> </ul>	<ul style="list-style-type: none"> <li>12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Not implemented</li> <li>Analysis shows this affects &lt; 10% of families</li> </ul>	
HCV-8 Utility Allowance Schedule	<u>Regulatory Authority</u> § 982.517	<ul style="list-style-type: none"> <li>Provides for delay in updating utility allowance schedule</li> </ul>	<ul style="list-style-type: none"> <li>12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Not implemented</li> </ul>	
HCV-9 Homeownership Counseling	<u>Statutory Authority</u> Section 8(y)(1)(D)  <u>Regulatory Authority</u> § 982.630, 982.636(d)	<ul style="list-style-type: none"> <li>Waives the requirement for the family to obtain pre-assistance counseling</li> </ul>	<ul style="list-style-type: none"> <li>7/31/20</li> <li>Extended to 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable to HASLO</li> </ul>	
HCV-10 FUP Youth Age Eligibility to Enter HAP Contract	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> <li>Allows PHAs to increase age to 26 for foster youth initial lease up</li> </ul>	<ul style="list-style-type: none"> <li>12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Yes – one potential FUP about to age out</li> </ul>	4/13/20

**HASLO – Implementation of COVID-19 Waivers**

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
HCV-11 –FUP: Length of Assistance for Youth	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> <li>Allows PHAs to suspend terminations of assistance for FUP youth who will reach the 36-month limit between April 10, 2020, and December 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>New waiver with deadline of 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Need to review</li> </ul>	
HCV-12 – FUP: Timeframe for Referral	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> <li>Allows PHAs to accept referrals of otherwise eligible youth who will leave foster care within 120 days</li> </ul>	<ul style="list-style-type: none"> <li>New waiver with deadline of 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Likely not implemented as there are few youth in SLO</li> </ul>	
HCV-13 – Homeownership: Maximum Term of Assistance	<u>Regulatory Authority §</u> 982.634(a)	<ul style="list-style-type: none"> <li>Allows a PHA to extend homeownership assistance for up to 1 additional year</li> </ul>	<ul style="list-style-type: none"> <li>New waiver with deadline of 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>	
HCV-14 - Mandatory Removal of Unit from PBV HAP Contract	<u>Regulatory Authority</u> §§ 983.211(a); 983.258	<ul style="list-style-type: none"> <li>Allows a PHA to keep a PBV unit under contract for a period of time that extends beyond 180 from the last HAP but does not extend beyond December 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>New waiver with deadline of 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Need to review</li> <li>One applicant at Oak Park, but they may look for alternate housing</li> </ul>	
PH-1 Fiscal closeout of Capital Grant Funds	<u>Regulatory Authority</u> § 905.322(b)	<ul style="list-style-type: none"> <li>Extension of deadlines for ADCC and AMCC</li> </ul>	Varies by PHA	<ul style="list-style-type: none"> <li>Not applicable to HASLO</li> </ul>	
PH-2 Total Development Costs	<u>Regulatory Authority</u> § 905.314(c)	<ul style="list-style-type: none"> <li>Waives the TDC and HCC limits permitting approval of amounts in excess of published TDC by 25% to 50% on a case by case basis</li> </ul>	Applies to development proposals submitted to HUD no later than December 31, 2021	<ul style="list-style-type: none"> <li>Not applicable to HASLO</li> </ul>	



**HASLO – Implementation of COVID-19 Waivers**

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH-3 Cost limitations	<u>Regulatory Authority § 905.314(j)</u>	<ul style="list-style-type: none"> <li>Allows for the use of force account labor for modernization activities in certain circumstances</li> </ul>	<ul style="list-style-type: none"> <li>12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable to HASLO</li> </ul>	
PH-4 ACOP – Adoption of Tenant Selection Policies	<u>Regulatory Authority § 960.202(c)(1)</u>	<ul style="list-style-type: none"> <li>Changes to approval process for ACOP</li> <li>New - Establishes an alternative requirement that policies may be adopted without board approval</li> <li>New - Any provisions adopted informally must be adopted formally NLT Dec 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>7/31/20</li> <li>Extended to 9/30/20</li> <li>12/31/2020</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable to HASLO</li> </ul>	
PH-5 CSSR	<u>Statutory Authority Section 12(c)</u>  <u>Regulatory Authority § 960.603(a) and 960.603(b)</u>	<ul style="list-style-type: none"> <li>Temporarily suspends CSSR</li> </ul>	<ul style="list-style-type: none"> <li>3/31/21</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable to HASLO</li> </ul>	
PH-6 Energy Audits	<u>Regulatory Authority § 965.302</u>	<ul style="list-style-type: none"> <li>Allows for delay in due dates of energy audits</li> </ul>	One year beyond 2020 audit deadline	<ul style="list-style-type: none"> <li>Not applicable to HASLO</li> </ul>	
PH-7 Over-income families	Housing Opportunity Through Modernization Act (HOTMA) of 2016: Final Implementation of the Public Housing Income Limit 83 FR 35490 Notice: Notice PIH 2019-11	<ul style="list-style-type: none"> <li>Changes to timeframes for determination of over-income</li> </ul>	<ul style="list-style-type: none"> <li>12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable to HASLO</li> </ul>	

**HASLO – Implementation of COVID-19 Waivers**

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH-8 Resident Council Elections	<u>Regulatory Authority</u> § 964.130(a)(1)	<ul style="list-style-type: none"> <li>Provides for delay in resident council elections</li> </ul>	<ul style="list-style-type: none"> <li>7/31/20</li> <li>Extended to 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable to HASLO</li> </ul>	
PH-9 Utility Allowance	<u>Regulatory Authority</u> § 965.507	<ul style="list-style-type: none"> <li>Provides for delay in updating utility allowance schedule</li> </ul>	<ul style="list-style-type: none"> <li>12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable to HASLO</li> </ul>	
PH-10 Tenant notifications	<u>Regulatory Authority</u> § 966.5	<ul style="list-style-type: none"> <li>Advance notice not required except for policies related to tenant charges</li> </ul>	<ul style="list-style-type: none"> <li>7/31/20</li> <li>Extended to 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable to HASLO</li> </ul>	
11a PHAS	<u>Regulatory Authority</u> 24 CFR Part 902	<ul style="list-style-type: none"> <li>Allows for alternatives related to inspections</li> <li>PHA to retain prior year PHAS score unless requests otherwise</li> </ul>	HUD will resume issuing new PHAS scores starting with PHAs with FYE dates of 3/31/21	N/A	N/A
11b SEMAP	<u>Regulatory Authority</u> 24 CFR Part 985	<ul style="list-style-type: none"> <li>PHA to retain prior year SEMAP score unless requests otherwise</li> </ul>	HUD will resume issuing new SEMAP scores starting with PHAs with FYE dates of 3/31/21	N/A	N/A
11c Financial reporting	<u>Regulatory Authority</u> §§ 5.801(c), 5.801(d)(1)	<ul style="list-style-type: none"> <li>Allows for extensions of financial reporting deadlines</li> </ul>	Varies by PHA FYE	<ul style="list-style-type: none"> <li>Not implemented</li> <li>Per discussion with auditors</li> </ul>	

**HASLO – Implementation of COVID-19 Waivers**

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
12a Form HUD 50058	<u>Regulatory Authority</u> 24 CFR Part 908, § 982.158  <u>Sub-regulatory Guidance</u> PIH Notice 2011-65	<ul style="list-style-type: none"> <li>• Waives the requirement to submit 50058 within 60 days</li> <li>• Alternative requirement to submit within 90 days of the effective date of action</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>• Not implemented</li> <li>• Still able to submit timely</li> <li>• NOTE: need to wait for add'l HUD guidance on fixing errors</li> </ul>	
12b Designated housing plan	<u>Statutory Authority</u> Section 7(e)(1)	<ul style="list-style-type: none"> <li>• Allows for HUD to delay notification about designated housing plan</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/20</li> </ul>	N/A	N/A
12c Deadline for reporting Operating and Capital Fund expenditures	<u>Statutory Authority</u> Section 9(j) Regulatory Authority § 905.306(d)(5)	<ul style="list-style-type: none"> <li>• Provides a one-year extension</li> </ul>	For all open Capital Fund grants, One-year extension from the obligation and expenditure end dates in LOCCS as of April 10, 2020 however no programmatic expenditure end date shall be extended beyond one month prior to closure of relevant appropriations acc	<ul style="list-style-type: none"> <li>• N/A to HASLO</li> </ul>	

**Executive Summary**  
**Property & Asset Management**

- Key Priorities for the Property Management team continue to be:
  - COVID-19 Related Activities:
    - ✓ The Governor’s executive order prohibits that tenants cannot be evicted for non-payment of income related to COVID-19 loss if income or increase in medical expenses
    - ✓ The original order expired May 28<sup>th</sup> and has been extended for another two months, until July 27, 2020
    - ✓ Security Deposit repayment plans for SLO Villages tenants continue to be placed on hold
  - Deferral Analysis of tenant rents for the month of July, and cumulatively, by property:
    - ✓ Overall, the rent deferral is less than 3% of total rental income for all of the properties under management (non-section 8 properties)
    - ✓ Several of the tenants have already repaid their COVID deferral

HASLO							
Rent Deferrment - COVID-19							
Report as of:	Jul-20						
Property	COVID Deferral \$/Month	Avg/Mo Tenant Rent (TR)	Avg/Mo s8	% Deferred of TR	% Deferred of Total Income	Cumulative Deferred	# of tenants requesting deferral
<b>Tax Credit Properties:</b>							
860	0	8,020	9,915			0	-
ASH	0	6,275	12,189			0	-
BRZ	0	11,040	16,843			0	-
Carmel	0	9,425	8,070			0	-
DRT	0	12,884	22,566			0	-
HCA	5,530	56,757	24,521	10%	7%	18,678	8
IWK	274	25,199	35,030	1%	0%	548	1
SLO-55	768	28,800	34,400	3%	1%	1,536	1
							-
<b>Non-subsidized Properties:</b>							
BHA	0	6,951	7,624			0	-
Emp	0	6,161	6,454			0	-
Ferrell	0	4,927	6,413			0	-
Macadero	0	12,768	10,902			0	-
Marg	755	15,169	9,556	5%	3%	1,510	1
Parkwood	1,318	31,985	12,285	4%	3%	2,636	1
POI	0	12,439	20,451			0	-
	8,645	248,800	237,219	3%	2%	24,908	12

- Vacancies
  - ✓ There was a significant decline in vacancy loss as units were filled this month
  - ✓ Appropriate procedures are being followed to ensure social distancing is maintained
  
- Courtyard at the Meadows and Halcyon Collective Lease-up Activities
  - ✓ Courtyard at the Meadows –
    - New tenants will now move in during September for 2 buildings
    - applicants have been identified for most of the units in the first phase and back-up candidates are being identified
    - holding deposits are being accepted from confirmed applicants
  - ✓ Halcyon Collective –
    - Several unit offers have been made already and holding deposits have been received
    - 5 tenants moved in, plus the onsite resident manager at the end of July!
    - The remainder of the tenants will move in during August
  
- Maintenance
  - ✓ Annual physical inspections are on hold during covid-19 restrictions
  - ✓ Emergency work orders are being addressed
  - ✓ The team that works on turning over vacant units is also focusing on the vacant public housing units so that they are in good condition to be used for temporary relocation purposes during RAD
  
- RAD
  - ✓ Weekly planning meetings are held for the project, focusing on areas such as:
    - The temporary relocation schedule has been mapped out for the two-year project.
    - We are working with ASAP, the contracted movers for the project to ensure that we have a commitment for services, even if there are changes in the schedule.
  - ✓ The construction schedule has been modified to accelerate the work on two of the properties that do not have any 5-bedroom unit conversions or significant ADA modifications
  - ✓ In order to accommodate the change in schedule, units are being rented in SLO on behalf of tenants that require a temporary unit while their unit/property is being renovated
  
- Community and Family Support
  - ✓ Property Management Staff continue to work one-on-one with residents that need additional help with issues such as housekeeping and compliance with the lease
  - ✓ Two new staff members have joined the team in order to work with tenants that require assistance with a variety of issues or challenges that they are facing
  - ✓ Community rooms have been closed in compliance with the COVID-19 requirements

