

LOCATION: The Co-op Room at SLO Brew Lofts, 738 Higuera Street, San Luis Obispo, CA 93401

TIME: 12:00 P.M.

12:00 PM	ANNUAL MEETING	487 Leff Street
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CALL TO ORDER: Chairman Jay 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.

DISCUSSION ITEMS: Part I

1. ELECTION OF OFFICERS – HASLO CHAIR AND VICE CHAIR ARE ELECTED EACH YEAR AT THE JANUARY MEETING

RECOMMENDED ACTION: Adopt Resolution No. 1 (2023 Series) Electing Chair and Vice Chair of the Housing Authority of the City of San Luis Obispo

RECOMMENDED ACTION: Adopt Resolution No. 2 (2023 Series) Authorizing Signers on behalf of the Housing Authority of the City of San Luis Obispo (HASLO) and All Partnerships and Limited Liability Companies where HASLO is the Manager or Managing General Partner

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 DECEMBER 15, 2022**
Approve the Minutes of the Regular Board of Commissioners Meeting of December 15, 2022.
- 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 REPORTS**

DISCUSSION ITEMS: Part II

- 2. **HASLO UTILITY ALLOWANCE FOR HOUSING CHOICE VOUCHER PROGRAMS**
Staff report is attached.

RECOMMENDED ACTION: Adopt Resolution No. 3 (2023 Series) Approving Utility Allowances for the Housing Choice Voucher Programs

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: 092-579-005 through 092-579-009
Agency Negotiators: Michael Burke, Director of Construction & Development
Ken Litzinger, Director of Finance
Negotiating Parties: The Housing Authority of the City of San Luis Obispo (HASLO)
Abbott Reed Inc. (not present)
Under Negotiation: The Negotiators' authority regarding the price and terms.

- 3. **Closed session, pursuant to section 54957**

PUBLIC EMPLOYMENT – Interim Executive Director

4. Closed session, pursuant to section 54957

PUBLIC EMPLOYMENT – Executive Director

ADJOURNMENT

The next Regular Meeting will be held on February 16, 2023, at 12:00 p.m.

REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 1:30 P.M. ON JANUARY 11, 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.

RESOLUTION NO. 1 (2023 SERIES)

**RESOLUTION ELECTING CHAIR AND VICE CHAIR
OF THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO**

WHEREAS, the Bylaws of the Housing Authority of the City of San Luis Obispo (hereinafter "HASLO") state that the Chairman (otherwise known as "Chair) and Vice Chairman (otherwise known as "Vice Chair") shall be elected at the annual meeting of the HASLO Board of Commissioners (hereinafter "Commissioners") from among the Commissioners, and shall hold office for one year or until their successors are elected and qualified; and

WHEREAS, the Commissioners opened, accepted, and voted on nominations for the positions of Chairman and Vice Chairman;

NOW THEREFORE BE IT RESOLVED THAT, according to the Bylaws of the Housing Authority of San Luis Obispo, let this Resolution assert that _____ is Chair and _____ is Vice Chair until the January 2024 annual meeting according to the Bylaws of the Housing Authority of San Luis Obispo.

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

AYES:

NOES:

ABSENT:

ABSTAINED:

The foregoing Resolution was duly adopted and passed this 19th day of January, 2023.

_____, CHAIRMAN

SEAL:

ATTEST:

MICHELLE PEDIGO, SECRETARY

RESOLUTION NO. 2 (2023 SERIES)

RESOLUTION AUTHORIZING SIGNERS ON BEHALF OF THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO (HASLO) AND ALL PARTNERSHIPS AND LIMITED LIABILITY COMPANIES WHERE HASLO IS THE MANAGER OR MANAGING GENERAL PARTNER

WHEREAS, the Housing Authority of the City of San Luis Obispo (HASLO) requires authorized signers on behalf of the Housing Authority and all partnerships and limited liability companies where it is manager or managing partners.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of San Luis Obispo that the Commission Chair and Vice Chair, as designated in Resolution No. 1 of the 2023 Series (attached), are authorized to sign contracts, deeds, funding documents, grants, and other instruments on behalf of the Housing Authority of the City of San Luis Obispo and on behalf of all partnerships and limited liability companies where the Housing Authority is the manager or managing general partner;

BE IT FURTHER RESOLVED that Michelle Pedigo, in her capacity as the Interim Executive Director/Secretary and Deputy Director of Finance of the Housing Authority, and Ken Litzinger, in his capacity as the Finance Director, are also authorized to sign contracts, deeds, funding documents, grants, and other instruments on behalf of the Housing Authority of the City of San Luis Obispo and on behalf of all partnerships and limited liability companies where the Housing Authority is the manager or managing general partner.

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

AYES:

NOES:

ABSENT:

ABSTAINED:

The foregoing Resolution was duly adopted and passed this 19th day of January, 2023.

_____, **CHAIRMAN**

SEAL:

ATTEST:

MICHELLE PEDIGO, SECRETARY

**** DRAFT ****

MINUTES

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

December 15, 2022

CALL TO ORDER

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, December 15, 2022, at 12:02 p.m. by Chair Jay C. Beck. Per CA Executive Orders N-60-20 and N-08-21 and Assembly Bill 361, the meeting was authorized to be held via teleconferencing and was made accessible to the public telephonically.

ROLL CALL

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

ABSENT: Commissioner Gillett

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

PUBLIC COMMENT:

No public.

EXECUTIVE DIRECTOR'S REPORT:

Scott Smith, Executive Director, reported:

- 1) The Employee Appreciation dinner was a great success. Since our last get-together in 2019, we have added 25 additional staff.
- 2) We successfully closed on Shell Beach.
- 3) The new HCV Manager will start after the first of the year. She has experience managing Section 8 departments.

CONSENT AGENDA:

C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF NOVEMBER 17, 2022

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

C3. HOUSING CHOICE VOUCHER (SECTION 8)

C4. PROPERTY MANAGEMENT REPORT

C5. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT

Elaine Archer, Director of Housing Management, stated that there was no SEMAP report this month due to the fact that HUD continues to deal with 1970 era software. There was nothing worth noting to report. Archer said that HQS inspections are catching up, and we will be in compliance by the end of the year. Due to HUD's software issues, we are sending them hard copies.

12:12 P.M. Tony Nixon, member of public, present.

ACTION TAKEN: A motion to approve the **Consent Agenda** was made by Commissioner Steinberg, seconded by Commissioner Crotser, and approved on the following roll call vote:

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

DISCUSSION ITEMS:

D1. VIRTUAL MEETINGS:

ACTION TAKEN: A motion to adopt **Resolution No. 33 (2022 Series) Authorizing Teleconference (Virtual) Meetings of the Board of Commissioners of the Housing Authority of San Luis Obispo (HASLO) Pursuant to the Ralph M. Brown Act, as Authorized by Assembly Bill 361 (California Government Code Section 54953)**, was made by Commissioner Crotser, seconded by Commissioner Souza, and approved on the following roll call vote:

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

D2. COMMISSIONER RECRUITMENT

Five of our seven Commissioners are required to reapply if they want to continue on the Board for another term. Staff hopes that all five Commissioners reapply for continuity. The application deadline is January 15. The term will begin April 1.

12:22 P.M. Chair Beck announced we were going into closed session.

12:23 P.M. Public, Sandra Bourbon, and Vicky Culman now absent.

1. Closed session, pursuant to section 54956.8

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APN 002-431-007
Agency Negotiators: Scott Smith, 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: Update: The Negotiators' authority regarding the price and terms.

12:45 P.M. Ken Litzinger, Elaine Archer, Michael Burke, and Michelle Pedigo now absent.

2. Closed session, pursuant to section 54957

PUBLIC EMPLOYMENT

ACTION TAKEN: A motion to adopt **Resolution No. 34 (2022 Series) Appointing an Interim Executive Director of the Housing Authority of the City of San Luis Obispo**, appointing Michelle Pedigo as Interim Executive Director, was made by Commissioner Beck, seconded by Commissioner Boyer, and approved on the following roll call vote:

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

1:03 P.M. Commissioner Beck announced that the closed session had ended, and we were back in regular session. He reported that the Commissioners had appointed Michelle Pedigo as Interim Executive Director and that the resolution was adopted.

There being no further business, the meeting was adjourned at 1:05 p.m.

Respectfully submitted,

Michelle Pedigo, Secretary

Executive Summary

Housing Choice Vouchers (“Section 8”)

- SEMAP Report
 - The monthly closing by HUD of the PIC system did not complete again on a timely basis for December. Therefore, the month end report is not available.
- Voucher Lease-up Activity
 - The last 5 months have been busy with intake and new leases, though we did see a slow-down in December. Activity by voucher program is:

Voucher Type	08/2022	09/2022	10/2022	11/2022	12/2022	Total
Emergency	8	9	6	8	5	36
Foster Youth	2	-	1	-	-	3
Mainstream	4	8	4	6	2	24
Veterans	-	1	1	5	1	8
Housing Choice	8	13	20	14	10	65
GrandTotal:	22	31	32	33	18	136

- We continue to do lease-up on the housing choice voucher lottery from July 2022 and applicants from the spring 2022 continue to look for housing. Success rates and analysis will be done later in 2023
- Emergency Housing Vouchers
 - The total voucher award is 196 vouchers. Lease-up totals as of the end of the year are as follows:
 - Leased up 185
 - Participants on a “hap with a gap” status 13
 - We have until Sept 30, 2023 to re-issue vouchers when a participant is terminated from the program (for a variety of reasons), but after that date, we cannot reissue vouchers
 - This will become a declining basis program – participants who are moving can continue to participate in the program unless their voucher expires before they are able to find housing (generally a voucher holder has 120 days to find housing, plus additional 60 days for those that are elderly or disabled or need a reasonable accommodation)

- HQS Inspections
 - The Covid waiver expired 12/31/2022 for finishing up all of the inspections that were delayed by the pandemic
 - We finished all of the required inspections by December 30th, except for 2 for pending terminations by landlords and 5 tenants who are currently searching for housing. We worked with the participants, with property managers and with the housing specialists to ensure that we reached out to all participants with a pending HQS inspection to complete the required inspections by the end of the year.
 - It appears that PIC is not reflecting the submission of all of the inspection activity. I have been monitoring it every month and for the close of the year, I logged into PIC and verified that for all of the participants on the SEMAP report, there was a completed 2022 inspection
 - The SEMAP report will likely reflect that there are 191 past due inspections.

- Mainstream Vouchers
 - We have fully utilized the vouchers that have been awarded by HUD
 - In late December, HUD notified us that we have been awarded additional vouchers. We have elected for Dec 1st, 2022, to be the starting date for the new vouchers.
 - The total award now for Mainstream Vouchers is 183 vouchers

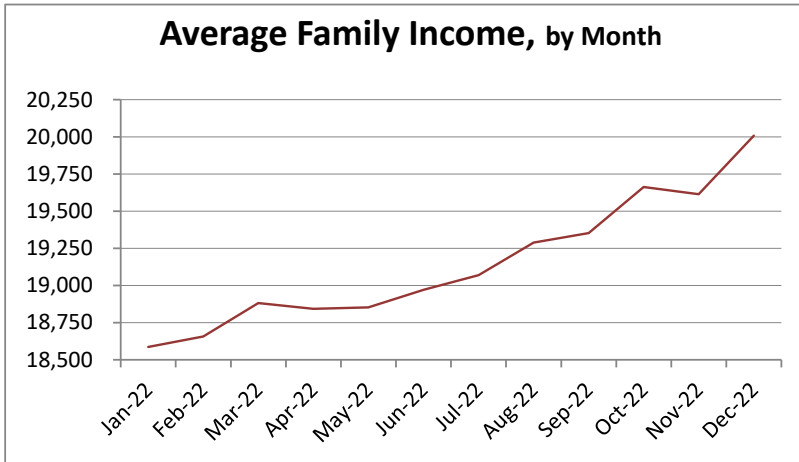
- Staffing
 - We hired a new HCV Manager in early January. She has experience with a variety of PHA's and affordable housing agencies in Portland and has relocated to SLO. She has been a supervisor for the Voucher program in the past, and has experience with monitoring voucher performance, specialty vouchers and with SEMAP requirements
 - We continue to look for another Housing Specialist and two Housing Assistants

HASLO

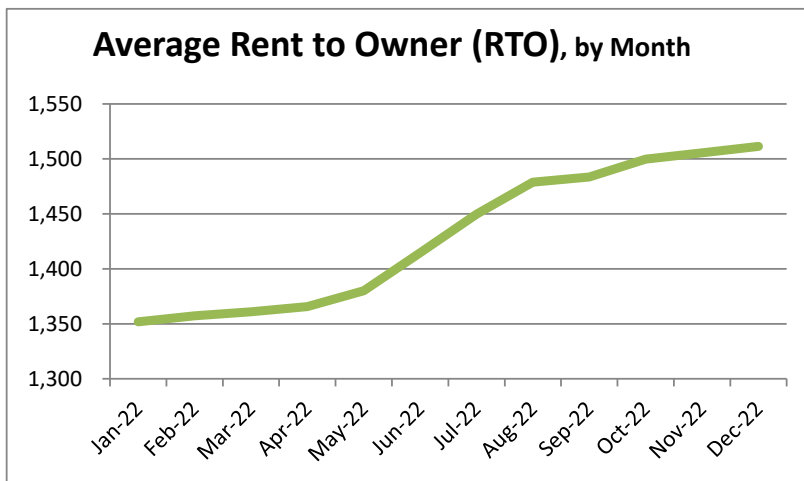
Voucher Monthly Analysis (VMA)

Rolling 12 months

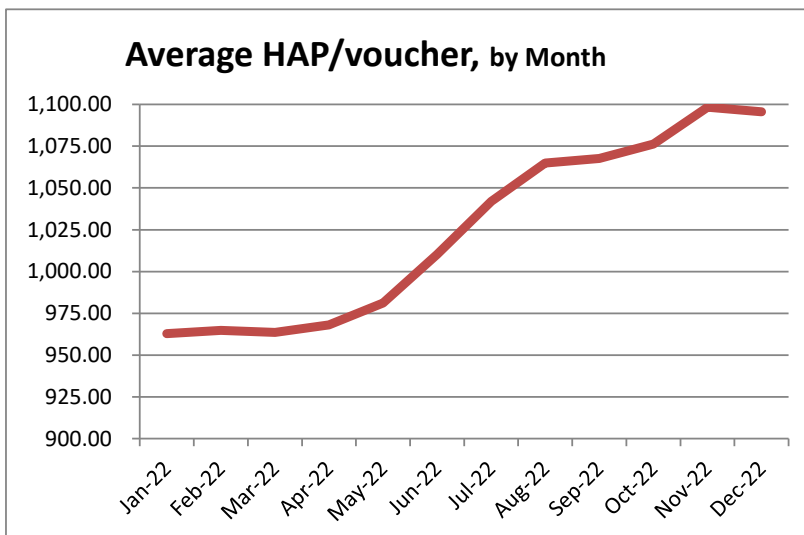
Note: includes Welcome Home Vouchers (EHV)



Average HH Income, 12 month % change: 7.6%



RTO, 12 month % change: 11.8%
 (including new leases)
 FMR Increase, as of 10/1/2021 (Fair Market Rents): 13.4%



Average HAP, 12 month % change: 13.8%

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
January 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.

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. We are applying for set-aside funding and are hopeful we will receive additional funding. HUD has released an estimated 7.6% inflation factor for our 2023 funding.

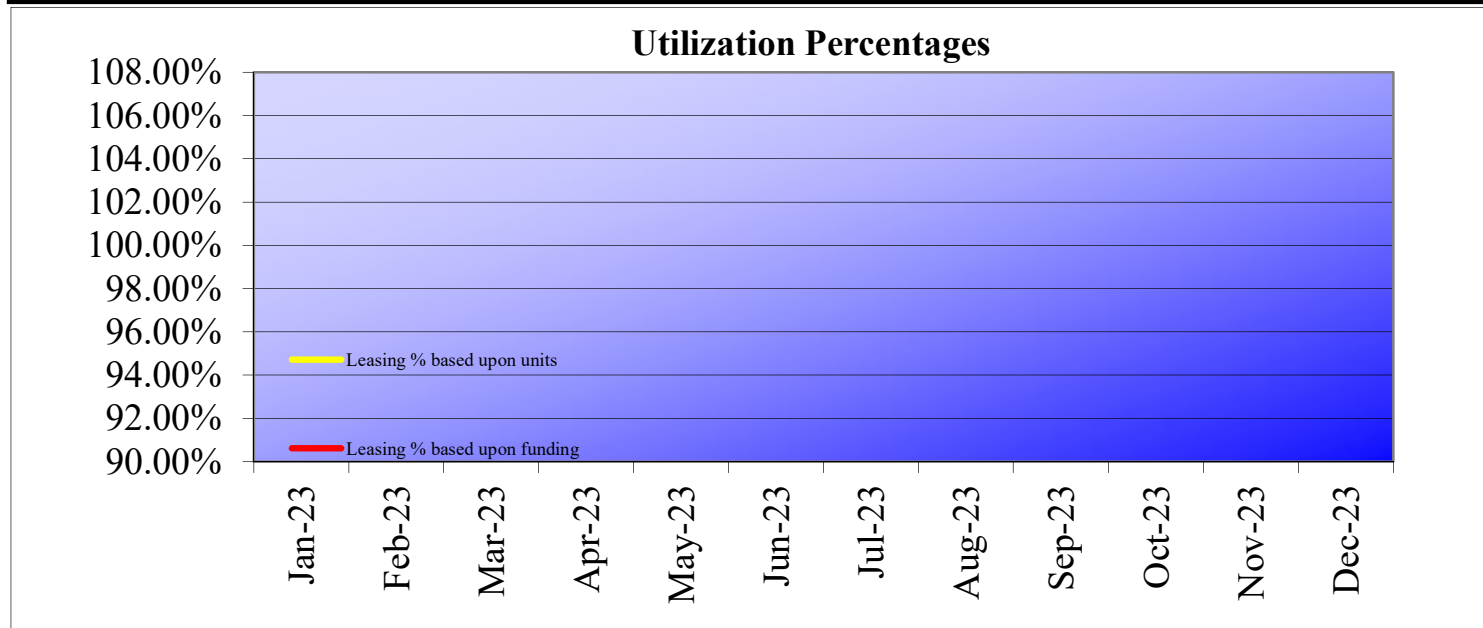
The Mainstream voucher program continues to have strong leasing numbers. We have been awarded an additional 30 vouchers for our Mainstream program. We have chosen December 1, 2022, as the effective date for these new vouchers.

Reserves remain strong at around \$2.1 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
January 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	2,392	95.87%	\$ 2,564,683	\$ 2,737,671	\$ (172,988)	106.75%	\$ 1,145
February 2023								
March 2023								
April 2023								
May 2023								
June 2023								
July 2023								
August 2023								
September 2023								
October 2023								
November 2023								
December 2023								

YTD	2,495	2,392	95.87%	\$ 2,564,683	\$ 2,737,671	\$ (172,988)	106.75%	\$ 1,145
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NRA + Prog Reserve Balance (Excess HAP) as of 1/1/2023	\$ 2,340,993	YTD Voucher	YTD	
HAP Funding YTD:	\$ 2,564,683	Months	Vouchers	
HAP Expenditures YTD:	\$ 2,737,671	Available	Leased	
HAP Revenue (Fraud, FSS Forfeits) YTD:	\$ -	Regular Vouchers	2,495	2,178 87.3%
Current Remaining NRA / Prog Reserve:	\$ 2,168,005	Veterans (VASH)	226	183 81.0%
Months in Reserves at Current Monthly Expense Levels		Family Unification	47	38 80.9%
Reserves as a Percentage of Budget Authority	7.1%	Total Vouchers	2,768	2,399 86.7%
Current Monthly Funding (a)	\$ 2,547,469			
Current Average HAP Payment (b)	\$ 1,145	Mainstream	183	163 89.1%
# of Units the Current Monthly Funding Would Support (a)/(b)	2,226	Emergency Housing	196	179 91.3%
# of Units Currently Leased	2,392			
Excess Units Leased, Current Month	166			
Current Year-to-Date Funding (a)	\$ 2,564,683			
Current Year-to-Date Average HAP Payment (b)	\$ 1,145			
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	2,241			
# of Unit-Mos Leased Year-to-Date	2,392			
Excess Unit-Mos Leased, Year-to-Date	151			

**Vacancy Summary
as of 12/31/22**

	<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 12/31</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										
<u>Tax Credit Properties</u> (rolling 12 months)										
860 on the Wye	\$0	\$1,592	\$250,620	0.97%	0.64%	45	10%	2	20	100%
Atascadero	\$0	\$7,069	\$246,031	0.88%	2.87%	68	16%	3	19	100%
Bishop Street Studios	\$0	\$2,952	\$486,660	1.78%	0.61%	54	3%	1	33	100%
Brizzolara	\$0	\$16,091	\$398,496	0.45%	4.04%	79	17%	5	30	100%
Carmel	\$0	\$3,069	\$260,868	0.91%	1.18%	45	5%	1	19	100%
Courtyard	\$2,418	\$9,363	\$577,884	2.00%	1.62%	34	26%	9	35	100%
DRT (Johnson)	\$0	\$4,629	\$562,044	0.40%	0.82%	33	13%	5	40	98%
Halcyon	\$0	\$1,709	\$261,960	2.00%	0.65%	64	0%	0	20	100%
Hidden Creek	\$0	\$4,868	\$1,162,920	0.40%	0.42%	22	11%	9	80	100%
Ironworks	\$1,971	\$10,207	\$796,982	4.54%	1.28%	47	7%	3	46	98%
RAD175/SLO Villages	\$3,647	\$18,514	\$2,804,988	5.00%	0.66%	30	9%	16	175	100%
Islay Hills (Ironbark)	\$0	\$10,090	\$292,884	0.29%	3.45%	77	15%	3	20	100%
Laurel (Marvin Gardens)	\$0	\$3,897	\$331,956	0.29%	1.17%	58	8%	2	24	100%
Pismo Buchon	\$1,155	\$10,443	\$163,992	0.29%	6.37%	94	36%	4	11	91%
Willow Walk	\$0	\$1,649	\$744,048	5.00%	0.22%	13	8%	3	39	100%
Total, Tax Credit Properties	\$9,191	\$106,142	Average=	1.68%	1.73%	51	13%	4		99%
<u>SLONP Properties</u> (rolling 12 months)										
Blue Heron	\$0	\$432	\$241,848	2.94%	0.18%	17	14%	2	14	100%
Empire	\$0	\$0	\$173,400	1.00%	0.00%	-	0%	0	13	100%
Ferrell	\$0	\$0	\$187,200	2.07%	0.00%	-	0%	0	8	100%
Macadero	\$1,909	\$26,934	\$328,200	2.58%	8.21%	99	37%	7	19	95%
Margarita	\$0	\$125	\$345,360	2.52%	0.04%	9	5%	1	21	100%
Total, SLONP Properties	\$1,909	\$27,491	Average=	2.22%	1.68%	41	11%	2		99%
<u>EIHC Properties</u> (rolling 12 months)										
Poinsettia	\$0	\$10,858	\$448,488	3.56%	2.42%	63	15%	3	20	100%
Total, EIHC Properties	\$0	\$10,858								
<u>50059/Other Properties</u> (rolling 12 months)										
Dan Law	\$0	\$0	\$131,400	2.54%	0.00%	-	0%	0	9	100%
Parkwood	\$0	\$18,314	\$639,948	4.00%	2.86%	80	12%	4	34	100%
Total, 50059/Other Properties	\$0	\$18,314	Average=		1.43%	80	6%	2		100%
	\$11,100	\$162,805	Overall Average=		1.79%	51	12%	4		94%
prior month	\$16,488		Prior Month Overall=		1.90%	54	14%	4		92%
% increase/(decrease)	-33%		net change		-0.11%	-3	-2%	0		2%

January 10, 2023

To: HASLO Board of Commissioners
 From: Sandra Bourbon, Director of Resident Services
 Re: December 2022

Family Self Sufficiency Program (FSS):

Continued outreach, case management and annual assessments. The below chart is as of 12-31-2022.

	Sandra	Traci	TOTAL
Active	34	37	71
New contracts added this month	1	9	10
Graduates this grant period	6	3	9
Terminated for Non-Compliance / Contract Expired / Voluntary Withdrawal within this grant period	0	5	5
Active participants who have ported out this grant period	0	0	0
Increase in Earned Income this month	353,112	167,995	521,107
Increase in Tenant Payment (TTP) this month	8,182	2,846	11,028
Total Escrow Accounts	25	21	46
New Escrow Accounts this grant period	1	9	10
Percentage of participants with an Escrow Account this month	75.76%	56.76%	65.71%
Total Escrow Account balance	223,723.29	91,570.76	315,294.05
Total of Escrow Account funds paid out to FSS Graduates for this grant period	61,354.85	70,966.15	132,321.00

***FSS graduates (2022):** B. Kingsland-Medical Assistant, \$28,225.20 as of 02/28/2022 (tw). C. Peters-Teacher, \$19,800.40 as of 02/28/2022 (sb). S. Waller-Office Technician, \$4,125.07 (sb). JM-Dental Office Manager, \$5,219 as of 09/30/2022 (sb). KE-Child Care Provider,\$8,690 as of 10/31/2022 (sb). VJ-Medical Assistant, \$17,269 as of 11/30/2022 (tw).

***FSS terminations (2022):** A. Carveo as of 02/28/2022 forfeited \$11,142. J. Velasquez as of 02/28/2022 forfeited \$146.21. E. Delagarza as of 04/30/2022 \$0 escrow. M. Valdez as of 04/30/2022 \$0 escrow. M. McKenna as of 05/19/2022, voluntarily forfeited \$0 escrow.

* We were awarded and fully funded the 2022 FSS NOFO (always one year behind) for the 2023 calendar year.

SERVICES:

December was a very busy month for our department. Learning Centers were open and active. Staff report that the children's favorite activity was Origami. We worked in collaboration with other programs to deliver gifts to our children and seniors. We also had a holiday lunch and meet and greet at our 860 on the Wye property with one last visit from Scott Smith (picture below).



Our senior veterans in SLO asked for me to relay their appreciation for the gifts they received. Here is Barry, who was very happy and excited for his gifts. Pictures are being shared with his approval.



Development Update

Date of Update		1/11/2022	
DEVELOPMENT			
PROJECT	ACTION	NOTES/GOALS	
Anderson Hotel	Feasibility	Tank closure permit work has been completed. Closure letter issued by SLO City Fire	
	Delivery	Blach submitted a bid for 31 million. Working to revise scope to meet the proforma goal of 23.5 million	
	Financing	Design/build or Design/assist, shortened feasibility period and technical difficulty does not allow for traditional design-bid-build	
	Relocation	All financing has been committed to the project	
	Construction	Merritt Capital has been selected as the Investor	
Project HomeKey	Construction	HCD approved the relocation plan. We are securing units throughout SLO for temporary housing. Mannikins Tailoring will be permanently displaced	
Cleaver Site, Grover	Construction	Work will begin in March of 2023	
	Strategy	Phase 2 sink addition has been completed in 2 buildings, working on the remaining building and expect to close out that grant by Feb.	
	Entitlements	Ferreira is low bid for Phase 3, work is expected to be complete around 6/23	
	Financing	Partnership with PSHHC for 53 units of affordable housing	
1422 & 1480 Monterey	Entitlements	Fully Entitled, City Council approved the project on 12/13/2021	
	Acquisition	PSHHC will be applying for 7 mil in HOME funds. TCAC app expected March of 2023	
	Strategy	Escrow closed on 1/11/2021	
	Entitlements	Partnership with Jim Rendler, 100+ units of mixed-use housing. JB Enterprises to management the commercial tenants	
Toscano Site	Construction	Project is fully entitled	
	Construction	Project broke ground on 1/10.	
Office	Logistics	Drywall is being installed in three buildings, framing and rough MEP to continue in Buildings 1 and 2	
	Design Development	Project is on budget, two of the buildings have slipped on the schedule due to design delays and switchgear delays.	
	Construction	Working with Braff on HASLO requirements for temporary space. Lease signed. Temporary move delayed until late January.	
2655 Shell Beach Road	Construction	Plans are in plan check	
405 Atascadero Road	Construction	Bid received from Abbott Reed for 8.4 million. The start has been paused for financial assessment	
	Construction	Project is underway, pad compaction has been completed but is currently in weather delay	
	Construction	Preparing to finish improvements on Rockview, weather permitting	
	Construction	Drywall and finish work is underway	
	Construction	Highway 41 work will recommence, weather permitting	
736 Orcutt Road	Construction	Delay with switchgear might delay the occupancy of the project, project is on budget	
	Strategy	40+ units of special needs housing, built around the old house	
	Entitlements	Project is approved	
	Financing	TCAC application planned for July 2023, submitting local funding applications	
2690 Victoria	Strategy	A redesign has been authorized for the project to serve either senior, special needs, or other SRO populations	
	Entitlements	Under new zoning regs, we will apply for Director Action. This aims to be a streamlined approach	
	Financing	TCAC application planned for 2024	
700 N. Oak Park	Strategy	63 units of large family mixed use housing	
	Entitlements	Fully approved	
	Financing	Submitted MHP application to the State, tax credit application planned for 2023	
279 Bridge Street	Strategy	94 units of large family/senior mixed use housing	
	Financing	Phased TCAC applications beginning in 2023	
	Permitting	Phase 1 has been submitted to the Building Department for review	
Empire Apartments	Strategy	Renovate the existing 13 units and add 19 units	
	Entitlements	Approved at Planning Commission on 7/20/2021	
	Financing	TCAC application planned for 2025	
Macadero Apartments	Strategy	Renovate the existing 19 units and add 6 units	
	Entitlements	Unanimously approved at Planning Commission on 9/7/2021	
	Financing	TCAC application planned for 2025	
Frontage Road Nipomo	Strategy	Partnership with Abbott Reed to develop a 10 acre neighborhood of mixed-income rental housing of which, 70 doors will be for low income people.	
	Entitlements	CUP application is expected to be submitted by the end of the year.	

HASLO Development Outlook

Month	2023												Jan.	Feb.	March	April
	Jan.	Feb.	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.				
Anderson Hotel Reno 9% 68 Units Special Needs	Tax Credit Award/Closing															
	Permitting															
	Construction															
405 Atascadero 9% 36 Large Family Units	Construction Phase															
								Lease-Up		Qualified Occupancy						
Toscano 9% 38 Large Family Units	Construction Phase					Lease-Up										
								Qualified Occupancy								
Office	Discuss feasibility															
							Construction Phase									
Shell Beach Road 9% 26 Senior Units	Construction Phase															
Oak Park 9% 68 Large Family Units	Raise Funding/Tax Credit Application															
								Tax Credit Award/Closing								Construction Phase
Bridge Street 9% 94 Senior/Large Family Units	Raise Funding/Tax Credit Application															
								Tax Credit Award/Closing								Construction Phase
1422 Monterey 9% 105 Senior/Large Family Units								Raise Funding/Tax Credit Application								
	Raise Funding/Tax Credit Application															
736 Orcutt 9% 40 Special Needs Units								Tax Credit Award/Closing								Construction Phase
	Concepts Discussed/PSA															
Frontage 4% 70 Senior/Family Units	Entitlements															
							Raise Funding/Tax Credit Application									
Victoria Yard Site 9% 30+ Large Family Units							Entitlements									
	Construction Phase															
PHK Shelter/Perm Housing							Lease-Up									

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	04/01/2023

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	139	181	229	269	342	404	0	0	0	0
Gas-All-NCTy-T24	118	154	195	229	291	343	0	0	0	0
Gas-All-SCTy	116	151	191	224	285	337	0	0	0	0
Gas-All-SCTy-T24	99	128	162	190	242	286	0	0	0	0
Gas-Cook-NCTy	25	29	37	46	54	65	0	0	0	0
Gas-Cook-NCTy-T24	21	25	31	39	46	55	0	0	0	0
Gas-Cook-SCTy	21	24	31	38	45	54	0	0	0	0
Gas-Cook-SCTy-T24	18	20	26	32	38	46	0	0	0	0
Gas-Heat-NCTy	73	92	121	140	185	215	0	0	0	0
Gas-Heat-NCTy-T24	62	78	103	119	157	183	0	0	0	0
Gas-Heat-SCTy	61	77	101	117	154	179	0	0	0	0
Gas-Heat-SCTy-T24	52	65	86	99	131	152	0	0	0	0
Gas-Water-NCTy	37	54	67	78	101	120	0	0	0	0
Gas-Water-NCTy-T24	31	46	57	66	86	102	0	0	0	0
Gas-Water-SCTy	31	45	56	65	84	100	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	26	38	48	55	71	85	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	

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 compl	50	126	152%	67	164	145%	94	217	131%	112	256	129%	137	329	140%	170	396	133%	
	60	151	152%	81	197	143%	113	260	130%	135	307	127%	165	395	139%	204	475	133%	
	43	107	149%	57	139	144%	80	184	130%	95	218	129%	116	280	141%	145	337	132%	
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	113	109%	71	149	110%	103	205	99%	128	246	92%	163	330	102%	206	404	96%	
	65	135	108%	85	178	109%	124	246	98%	154	295	92%	196	396	102%	247	485	96%	
	46	96	109%	59	126	114%	88	174	98%	109	209	92%	138	280	103%	174	342	97%	
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	

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	116	190%	54	151	180%	71	191	169%	84	224	167%	99	285	188%	119	337	183%
	48	139	190%	65	181	178%	85	229	169%	101	269	166%	119	342	187%	143	404	183%
	34	99	190%	46	128	180%	60	162	169%	71	190	167%	84	242	188%	101	286	183%
	41	118	190%	55	154	178%	72	195	169%	86	229	166%	101	291	187%	122	343	183%
GAS - Space Heating & Water Heating N County Title 24 Compliant N County - Title 24	34	92	171%	45	122	171%	59	157	166%	70	182	160%	84	238	183%	99	279	182%
	41	110	168%	54	146	170%	71	188	165%	84	218	160%	101	286	183%	119	335	182%
	29	78	171%	38	104	171%	50	133	166%	60	155	160%	71	202	183%	84	237	182%
	35	94	168%	46	124	170%	60	160	165%	71	185	160%	86	243	183%	101	285	182%
GAS - Space Heating & Cooking N County Title 24 Compliant N County - Title 24	30	82	173%	39	101	159%	52	132	154%	61	155	154%	72	199	176%	85	233	174%
	36	98	172%	47	121	157%	62	158	155%	73	186	155%	86	239	178%	102	280	175%
	26	70	173%	33	86	159%	44	112	154%	52	132	154%	61	169	176%	72	198	174%
	31	83	172%	40	103	157%	53	134	155%	62	158	155%	73	203	178%	87	238	175%
GAS - Space Heating N County Title 24 Compliant N County - Title 24	27	61	126%	33	77	133%	42	101	140%	49	117	139%	58	154	166%	68	179	163%
	32	73	128%	40	92	130%	50	121	142%	59	140	137%	70	185	164%	82	215	162%
	23	52	126%	28	65	133%	36	86	140%	42	99	139%	49	131	166%	58	152	163%
	27	62	128%	34	78	130%	43	103	142%	50	119	137%	60	157	164%	70	183	162%
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. 3 (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”) has 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, in this review the revised allowances itemized in Exhibit A are considered to be sufficient to cover the costs of utilities for “energy efficient households” assisted under the Housing Choice Voucher Programs; and

WHEREAS, the allowances include reduced rates for income eligible households as allowed by the individual utility suppliers. HASLO will continue to encourage and seek reductions to rates for resident paid and HASLO paid allowances.

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 as 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 19th day of January, 2023.

_____, **CHAIRMAN**

SEAL:

ATTEST:

MICHELLE PEDIGO, SECRETARY