

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

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Access Code: 244-819-781

**LOCATION: HASLO, 487 Leff Street, San Luis Obispo, CA (via teleconference)**

**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**

**D1. ELECTION OF OFFICERS – HASLO CHAIR AND VICE CHAIR ARE ELECTED EACH YEAR AT THE JANUARY MEETING**

**RECOMMENDED ACTION:** Adopt Resolution No. 1 (2021 Series) Electing Chair and Vice Chair of the Housing Authority of the City of San Luis Obispo.

**RECOMMENDED ACTION:** Adopt Resolution No. 2 (2021 Series) Authorizing Signers and Designating Trustees 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 and for the HASLO Employees' Retirement Plan(s).

**NOTE:** Resolution 2 will be disseminated next week.

**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 NOVEMBER 21, 2019**

Approve the Minutes of the Regular Board of Commissioners Meeting of November 21, 2019.

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

**C3. HOUSING CHOICE VOUCHER (SECTION 8)**

**C4. PROPERTY MANAGEMENT REPORTS**

**C5. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**

**C6. CONSTRUCTION AND DEVELOPMENT REPORT**

**DISCUSSION ITEMS: Part II**

**1. UPDATING ADMIN PLAN FOR SET-ASIDE VOUCHERS FOR DSS-HSP**

**RECOMMENDED ACTION:** Adopt Resolution No. 3 (2021 Series) Approving Amendments to the Housing Authority of the City of San Luis Obispo's Administrative Plan for an Allocation of Set-Aside Vouchers for Department of Social Services in Support of the Housing Support Program at Sombrilla Apartments in Atascadero.

**2. HASLO UTILITY ALLOWANCE FOR HOUSING CHOICE VOUCHER PROGRAMS**

**RECOMMENDED ACTION:** Adopt Resolution No. 4 (2021 Series) Approving Utility Allowances for the Housing Choice Voucher Programs.

**3. DEVELOPMENT STATUS REPORT – Briefing Update Only. No Action Required.**

**RAD**

**Maxine Lewis Redevelopment**

**Paso Robles Homekey**

**1422-1480 Monterey Street**

**700 Oak Park**

**Nipomo Senior**

**Pismo**

**Morro Bay**

**Broad St mixed use**

**Grover Beach**

**Toscana - SLO**

**CLOSED SESSION**

**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.

**ADJOURNMENT**

The next Regular Meeting will be held on February 18, 2021, at 12:00 p.m. virtually.

**REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 11:30 A.M. ON JANUARY 15, 2021, 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 (2021 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 2021 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 21st day of January, 2021.

\_\_\_\_\_  
\_\_\_\_\_, **CHAIRMAN**

**SEAL:**

**ATTEST:**

\_\_\_\_\_  
**SCOTT SMITH, SECRETARY**

## MINUTES

### HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

November 19, 2020

#### **CALL TO ORDER**

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, October 15, at 12:02 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, Crotser, Odenthal, Souza, Steinberg  
**ABSENT:** Commissioner Gillett  
**STAFF:** Scott Smith, Ken Litzinger, Elaine Archer, Sandra Bourbon,  
Michael Burke, Michelle Pedigo, Jeannette Richardson, and Vicky Culman

#### **PUBLIC COMMENT:**

Jim Rendler (present for Closed Session Item)

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

- HUD awarded HASLO an additional 75 Mainstream vouchers.
- HASLO received a request from the Department of Social Services in conjunction with the Family Care Network for eight vouchers for a home they operate in Atascadero. When participants graduate from the two-year program, they cannot afford housing.

**12:09 P.M. Commissioner Gillett now present.**

#### **CONSENT AGENDA:**

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF OCTOBER 15, 2020**
- C2. HOUSING CHOICE VOUCHER (SECTION 8)**
- C3. PROPERTY MANAGEMENT REPORTS**
- C4. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**

Chair Beck noted that rent to owner under HAP was almost at the pre-COVID levels. Chair Beck complimented Michelle Pedigo for the quality of her vacancy reports.

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

**DISCUSSION ITEMS:**

**1. COLLECTION LOSS**

**ACTION TAKEN:** A motion to adopt **Adopt Resolution 17 (2020 Series) Writing Off Collection Losses for Period Ending October 30, 2020** was made by Commissioner Steinberg, seconded by Commissioner Crotser, and approved on the following roll call vote:

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

**2. CONSTRUCTION & DEVELOPMENT REPORT**

Michael Burke, Director of Construction and Development, reported that the Oak Park property has an entitlement milestone date of May 21. The Shell Beach property is in the appeal period for the Coastal Commission, and we will apply for tax credits on March 21, 2021. HASLO becomes the owner of the Motel 6 on December 2 for Project Homekey. Chair Beck requested an update on the Cleaver property in Grover Beach and discussion followed.

**12:35 P.M. Chair Beck announced that we were going into closed session.**

**12:36 P.M. Sandra Bourbon, Michelle Pedigo, and Jeannette Richardson now absent.**

**12:36 P.M. Commissioner Gillett recused himself and now absent.**

**CLOSED SESSION:**

**Closed session, pursuant to section 54956.8**

**CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Property: APN 001-137-013, 001-137-015  
Agency Negotiators: Scott Smith, Executive Director  
Ken Litzinger, Director of Finance  
Negotiating Parties: The Housing Authority of the City of San Luis Obispo (HASLO)  
Rossetti Company representing seller (not present)  
Under Negotiation: The Negotiators' authority regarding the price.

**1:20 P.M. Jim Rendler now absent.**

**1:29 P.M. Commissioner Souza now absent.**

**1:32 P.M. Chair Beck announced that the closed session had ended and we were back in regular session.**

The Commission gave guidance and voted unanimously for staff to move forward as discussed in closed session.

There being no further business, the meeting was adjourned at 1:32 p.m.

Respectfully submitted,

Scott Smith, Secretary

## **Executive Summary**

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

- COVID-19 Related Actions:
  - HUD issued several new PIH Notices in October and November with respect to operating the section 8 program:
    - Remote Video Inspections – guidance for using video streaming technology, especially during the pandemic
    - Remote Hearings and Briefings – guidance during covid to ensure we maintain social distancing requirements
    - Guidance for Running an Optimized HCV Program
    - COVID-19 Statutory and Regulatory Waivers and Alternative Requirements
  - HUD has extended the waivers and alternative requirements from 12/31/2020 to 6/30/2021
    - See attached chart for the specific waivers that HUD has granted during covid and whether we have elected to use the waiver or not
    - Two key waivers for the section 8 program are:
      - Ability to process annual reexaminations (AR’s) late, as long as they are caught up by 12/31/2020 for 2020 AR’s and again there is the option in 2021, as long as they are caught up by 06/30/2021
      - Ability to postpone biennial HQS inspections. The caveat is that all delayed inspections must resume by 06/30/2021 AND any missed inspections must be completed by 12/31/2021. While this waiver meets the requirement to practice social distancing, it will be very challenging to catch-up on over one year’s worth of missed inspections in a 6-month timeframe, while continuing to do the routine biennial inspections. To address the issue our goal is to have 1-2 more section 8 staff members become certified in HQS inspections
      - We are in the process of hiring in the section 8 department for vacant positions, and will be including in the job descriptions the ability to become certified as an HQS inspector so that we have enough qualified and certified staff to assist during the months of July-Dec 2021
  
- Waiting List Lease-up Activity:
  - We continued to have strong lease-up for both November and December.
  - A significant amount of the lease-up for December was to fill newly removed units in SLO Villages as part of the RAD renovation



- Statistics for the % success rate by year is:

Year	Lottery Size	Leased-up	<b>% Leased</b>	Rent-in-Place % of Leased-up	% white of leased-up	% Hispanic of leased-up
2015	500	133	<b>26%</b>	did not track	70%	29%
2017	250	97	<b>38%</b>	28%	67%	39%
2018	500	203	<b>40%</b>	30%	75%	28%
2018-Fall	250	80	<b>32%</b>	unknown	80%	30%
2020	250	33	<b>13%</b>	50%	81%	30%
				<i>County statistics</i>	<i>89%</i>	<i>23%</i>

- Average Housing Assistant Payment (HAP) Analysis –
  - We are seeing some encouraging signs with the voucher program in terms of average family income and average HAP
  - Average family income has almost recovered to the pre-COVID levels
- Mainstream Voucher Activity
  - We received an additional award of 75 mainstream vouchers, with funding to begin in January 2021!
  - 5CHC has been an amazing partner in the screening and referral of applicants qualified for the mainstream voucher.
- FUP Voucher Activity (Family Unification Program)
  - We continue to process applicants for this program and they are successfully leasing up
  - The average HAP for the program continues to be significantly higher than for the rest of the voucher program
- Net voucher activity for the year
  - Overall, it was a very strong year for 2020, in spite of the pandemic. The net increase in families assisted was 186 from the previous year, with lower than typical turnover of vouchers
  - We saw increases in voucher utilization across all programs – in the special purpose vouchers of FUP, VASH and the new mainstream vouchers, as well as with the regular vouchers and PBV vouchers
  - While average family income has decreased, compared to the previous year, it continues to rebound on a monthly basis

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

Year	Month	New Leases	End of Participation	Net
				Change/ Month
2020	January	38	-19	19
2020	February	23	-14	9
2020	March	23	-25	-2
2020	April	32	-19	13
2020	May	42	-11	31
2020	June	32	-23	9
2020	July	33	-17	16
2020	August	35	-19	16
2020	September	31	-15	16
2020	October	25	-17	8
2020	November	43	-17	26
2020	December	43	-18	25
<b>Totals for last 12 months</b>		<b>400</b>	<b>-214</b>	<b>186</b>
<i>average change/month</i>		33	-18	
<i>annualized % turnover statistic</i>			8.7%	
<i>2019 ytd turnover %:</i>			10.7%	

- 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

Vouchers, by Program Type  
Trend Analysis Report  
as of 12/31/2020

	HUD Ctrct	TOTAL	# of Leased Participants, by voucher size						avg HAP	avg HAP	%	Notes
	Maximum # Units		Leased	Studio	1 bd	2 bd	3 bd	4 bd	5 bd	Curr Mo	pre-COVID	
HCV & TPV	1,738	1,733	10	1,074	406	201	39	3	\$901	\$814	10.7%	
RAD / PBV	175	120	10	13	43	34	18	2	\$776	\$713	8.8%	(vacant units held for for relocation)
PBV	308	315	25	105	88	85	12		\$799	\$760	5.1%	
	2,221	2,168										
VASH	201	160	2	130	16	10	2		\$733	\$684	7.2%	
PBV-VASH	25	23		21	2				\$687	\$726	-5.4%	
FUP	38	34		3	17	12	2		\$1,328	\$1,182	12.4%	
Mainstream	78	86	3	73	5	4	1		\$883	\$320	175.9%	plus 75 new vouchers in 1/1/2021
	342	303										
	2,563	2,471	50	1,419	577	346	74	5	\$874	\$796	9.8%	
distribution by voucher size			2%	57%	23%	14%	3%	0.2%				

**Attachment I: 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 the PHA implement the waiver or alternative requirement?	Date of PHA adoption.
PH and HCV-1 PHA 5-Year and Annual Plan Submission Dates: Significant Amendment Requirements	<u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h)(2)  <u>Regulatory Authority</u> §§ 903.5(a)(3), 903.5(b)(3), 903.13(c), 903.21, 903.23	<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>12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Annual Plan due for HASLO y/e 09/30/2020</li> <li>Annual Plan reviewed at the xx/xx/xx board meeting</li> </ul>	April 10, 2020
PH and HCV-2 Family Income and Composition: Delayed Annual Examinations	<u>Statutory Authority</u> Section 3(a)(1)  <u>Regulatory Authority</u> §§ 982.516(a)(1), 960.257(a)	<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>6/30/21</li> </ul> All reexams due in CY20 must be completed by 12/31/20. Reexams due between 1/1/21 and 6/30/21 would need to be completed by 6/30/21.	<ul style="list-style-type: none"> <li>Due to workloads, # of interims &amp; medical leaves, there have been delays in completing AR's</li> <li>All AR's completed by 12/31/20</li> </ul>	April 10, 2020

**Attachment I: 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.)**

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
PH and HCV-3 Family Income and Composition: Annual Examination; Income Verification Requirements	<u>Regulatory Authority</u> §§ 5.233(a)(2), 960.259(c), 982.516(a)  <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<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>• 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• Implemented on a very limited basis where verification could not be obtained in a reasonably timely manner</li> </ul>	April 10, 2020
PH and HCV-4 Family Income and Composition: Interim Examinations	<u>Statutory Authority</u> Section 3(a)(1)  <u>Regulatory Authority</u> §§ 5.233(a)(2), 982.516(c)(2), 960.257(a), (b) and (d), 960.259(c)  <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<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>• 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Relied on the participants' notification of a change in income due to covid-19 and requested follow-up if necessary</li> </ul>	April 10, 2020

**Attachment I: 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.)**

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption.
PH and HCV-5 Enterprise Income Verification (EIV) Monitoring	<u>Regulatory Authority</u> § 5.233  <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<ul style="list-style-type: none"> <li>• Waives the mandatory EIV monitoring requirements</li> </ul>	<ul style="list-style-type: none"> <li>• 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• yes</li> </ul>	April 10, 2020
PH and HCV-6 Family Self-Sufficiency (FSS) Contract of Participation: Contract Extension	<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>• 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• n/a</li> </ul>	
PH and HCV-7 Waiting List: Opening and Closing; Public Notice	<u>Regulatory Authority</u> § 982.206(a)(2)  <u>Sub-regulatory Guidance</u> Notice PIH 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>• 6/30/21</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 Requirements	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(o)(8)(C)	<ul style="list-style-type: none"> <li>• Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies</li> </ul>	<ul style="list-style-type: none"> <li>• 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• Not implemented</li> </ul> (continued on next page)	

**Attachment I: 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.)**

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption.
	<u>Regulatory Authority</u> §§ 982.305(a), 982.305(b), 982.405	<ul style="list-style-type: none"> <li>Where self-certification was used, PHA must inspect the unit no later than 1-year anniversary of date of owner's certification</li> <li>Will include reminder that HQS waiver does not include a waiver of 24 CFR 35.15, visual assessment for deteriorated paint</li> </ul>	<ul style="list-style-type: none"> <li>1-year anniversary of date of owner's certification</li> </ul>	<ul style="list-style-type: none"> <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: Project-Based Voucher (PBV) Pre-HAP Contract Inspections: PHA Acceptance of Completed Units	<u>Statutory Authority:</u> Section 8(o)(8)(A)  <u>Regulatory Authority:</u> §§ 983.103(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 1-year anniversary of date of owner's certification</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> <li>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>	

**Attachment I: 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.)**

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption.
<p>HQS-3 Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option</p>	<p><u>Statutory Authority</u> Section 8(o)(8)(A)(ii)</p> <p><u>Sub-regulatory Guidance</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>6/30/21</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>	
<p>HQS-4 HQS Initial Inspection Requirement: Alternative Inspection Option</p>	<p><u>Statutory Authority</u> Section 8(o)(8)(A)(iii)</p> <p><u>Sub-regulatory Guidance</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 1-year anniversary of date of owner's certification</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> <li>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 HOTMA regulations</li> </ul>	

**Attachment I: 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.)**

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption.
HQS-5 HQS Inspection Requirement: Biennial Inspections	<u>Statutory Authority</u> Section 8(o)(D)  <u>Regulatory Authority</u> §§ 982.405(a), 983.103(d)	<ul style="list-style-type: none"> <li>Allows for delay in biennial inspections</li> <li><i>PHAs must require owner certification there are no life-threatening deficiencies</i></li> <li>All delayed biennial inspections must resume by 6/30/21 and be completed by 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> <li>12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>Virtual inspection with an additional smart phone</li> </ul>	April 10, 2020  <i>PIH Notice 2020-33 has added the requirement to obtain owner certification for life-threatening deficiencies</i>
HQS-6 HQS 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>6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>HASLO receives very few such requests</li> </ul>	April 13, 2020
HQS-7 PBV Turnover Unit Inspections	<u>Regulatory Authority</u> § 983.103(c)	<ul style="list-style-type: none"> <li>Allows PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>Not implemented</li> </ul>	



**Attachment I: Summary of Public Housing and HCV Waivers and Alternative Requirements  
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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption.
		<ul style="list-style-type: none"> <li>Allows for delayed full HQS inspection NLT than 1-year anniversary of date of owner's certification</li> </ul>	<ul style="list-style-type: none"> <li>1-year anniversary of date of owner's certification</li> </ul>		
<p>HQS-8: PBV HAP Contract: HQS Inspections to Add or Substitute Units</p>	<p><u>Statutory Authority</u> Section 8(o)(8)(A)</p> <p><u>Regulatory Authority</u> §§ 983.207(a), 983.207(b)</p> <p><u>Sub-regulatory Guidance</u> HOTMA HCV Federal Register Notice January 18, 2017</p>	<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 NLT 1-year anniversary of date of owner's certification</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> <li>1-year anniversary of 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>	
<p>HQS-9 HQS Quality Control Inspections</p>	<p><u>Regulatory Authority</u> §§ 982.405(b), 983.103(e)(3)</p>	<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>6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>	<p>April 13, 2020</p>

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HQS-10 Housing Quality Standards: Space and Security	<u>Regulatory Authority</u> § 982.401(d)  <small>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 ...</small>	<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 this 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 Option: Initial HQS Inspection	<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>• 6/30/21</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>• Establishes an alternative requirement that policies may be adopted without board approval until 3/31/21</li> <li>• Any provisions adopted informally must be adopted formally by 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• 3/31/21</li> <li>• 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> </ul>	Dec 4, 2020

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HCV-2 Information When Family is Selected: PHA Oral Briefing	<u>Regulatory Authority</u> §§ 982.301(a)(1), 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>• 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• Not implemented Phone interview for intake includes oral briefing; mail briefing packet &amp; video link</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>• 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> </ul>	Sept 1, 2020
HCV-4 PHA Approval of Assisted Tenancy: When HAP Contract is Executed	<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>• 6/30/21</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</li> </ul>	<ul style="list-style-type: none"> <li>• 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> </ul>	Aug 25, 2020

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption.
		12/31/20 for units vacant more than 180 consecutive days			
HCV-6 Automatic Termination of HAP Contract	<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>6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>	May 21, 2020
HCV-7 Increase in Payment Standard During HAP Contract Term	<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.</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</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: Required Review and Revision	<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>6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>Not implemented</li> </ul>	

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HCV-9 Homeownership Option: 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>• 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• Not applicable to HASLO</li> </ul>	
HCV-10 Family Unification Program (FUP): 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>• 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• Yes – one potential FUP about to age out</li> </ul>	April 13, 2020
HCV-11 Family Unification Program (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>• 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• Not required</li> </ul>	
HCV-12 Family Unification Program (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>• 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• Not required</li> </ul>	

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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>6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable to HASLO</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>6/30/21</li> </ul>	yes	August 26, 2020
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	n/a	
PH-2 Total Development Costs	<u>Regulatory Authority</u> § 905.314(c) - (d)	<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	n/a	

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PH-3 Cost and Other Limitations: Types of Labor	<u>Regulatory Authority</u> § 905.314(j)	<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>6/30/21</li> </ul>	n/a	
PH-4 ACOP: Adoption of Tenant Selection Policies	<u>Regulatory Authority</u> § 960.202(c)(1)	<ul style="list-style-type: none"> <li>Establishes an alternative requirement that policies may be adopted without board approval until 3/31/21</li> <li>Any provisions adopted informally must be adopted formally by 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>3/31/21</li> <li>6/30/21</li> </ul>	n/a	
PH-5 Community Service and Self-Sufficiency Requirement (CSSR)	<u>Statutory Authority</u> Section 12(c)  <u>Regulatory Authority</u> §§ 960.603(a) and 960.603(b)	<ul style="list-style-type: none"> <li>Temporarily suspends CSSR</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> </ul>	n/a	
PH-6 Energy Audits	<u>Regulatory Authority</u> § 965.302	<ul style="list-style-type: none"> <li>Allows for delay in due dates of energy audits</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	n/a	

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PH-7 Over-Income Families	<u>Statutory Authority</u> Section 16(a)(5)  <u>Sub-regulatory Guidance</u> Housing Opportunity Through Modernization Act of 2016: Final Implementation of the Public Housing Income Limit 83 FR 35490, Notice PIH 2019-11	<ul style="list-style-type: none"> <li>Changes to timeframes for determination of over-income when a delay in the annual reexamination occurs as a result of adoption of waiver PH and HCV-2</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> </ul>	n/a	
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>6/30/21</li> </ul>	n/a	
PH-9 Review and Revision of 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>6/30/21</li> </ul>	n/a	
PH-10 Tenant Notifications for Changes to Project Rules and Regulations	<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>6/30/21</li> </ul>	n/a	



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PH-11 Designated Housing Plan Renewals	<u>Statutory Authority</u> Section 7(f)	<ul style="list-style-type: none"> <li>Extends the Plan’s effective period through June 30, 2021 for Plans due to expire between July 2, 2020 and June 30, 2021</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> </ul>	n/a	
PH-12 Public Housing Agency Annual Self-Inspections	<u>Statutory Authority</u> Section 6(f)(3)  <u>Regulatory Authority</u> § 902.20(d)	<ul style="list-style-type: none"> <li>Waives the requirement that the PHA must inspect each project</li> </ul>	<ul style="list-style-type: none"> <li>12/31/20</li> </ul>	n/a	
PH-13 Over-Income Limit: Termination Requirement	<u>Statutory Authority</u> Section 16(a) as amended by section 103 of HOTMA  Implementation Notice: Housing Opportunity Through Modernization Act of 2016: Final Implementation of Public Housing Income Limit, 83 Fed. Reg. 35,490 (July 26, 2018)	<ul style="list-style-type: none"> <li>Waives the requirement that a family whose income has exceeded the over-income limit for the locality for two consecutive years be terminated within 6 months of the third income determination.</li> <li>As an alternative requirement, over-income families will remain public housing</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> </ul>	n/a	

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption.
		households instead of being terminated and will be charged the applicable FMR as the family's monthly rental amount.			
PH-14 Annual Choice of Rent	<u>Statutory Authority:</u> 42 USC 1437a(a)(2)(A)  <u>Regulatory Authority</u> § 960.253	<ul style="list-style-type: none"> <li>Allows families an additional opportunity to select an income-based or flat rent</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> </ul>	n/a	
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 6/30/21	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 06/30/21	yes	y/e Sept 30, 2020

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11b-1 SEMAP	<u>Regulatory Authority</u> § 985.105(d)	<ul style="list-style-type: none"> <li>Allows field offices to perform a remote SEMAP confirmatory review instead of an on-site confirmatory review before changing a PHA's rating from troubled to standard or high performer</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> </ul>	n/a	
11b-2 SEMAP	<u>Regulatory Authority</u> § 985.101(a)	<ul style="list-style-type: none"> <li>Waives the requirement for PHAs to submit an annual SEMAP certification in PIC within 60 days of FYE during the period of time that HUD will roll forward prior year SEMAP scores</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> </ul>	yes	y/e Sept 30, 2020
11c Uniform Financial Reporting Standards: Filing of Financial Reports; Reporting Compliance Dates	<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>	

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12a PHA Reporting Requirements on HUD Form 50058	<u>Regulatory Authority</u> 24 CFR Part 908, § 982.158  <u>Sub-regulatory Guidance</u> Notice PIH 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>• No</li> </ul>	
12b Designated Housing Plans: HUD 60-Day Notification	<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>		
12c Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds	<u>Statutory Authority</u> Section 9(j)  <u>Regulatory Authority</u> § 905.306(d)(5)	<ul style="list-style-type: none"> <li>• Provides an 18-month extension</li> </ul>	For all open Capital Fund grants, an 18-month extension from the obligation and expenditure end dates in LOCCS as of April 10, 2020	<ul style="list-style-type: none"> <li>• n/a</li> </ul>	
12d Section 6(j) 1- and 2-Year Substantial Improvement	<u>Statutory Authority</u> Section 6(j)(3)(B)(ii)	<ul style="list-style-type: none"> <li>• For PHAs designated as troubled prior to the date of this Notice that have not received a PHAS</li> </ul>	The period of availability for this waiver and alternative	<ul style="list-style-type: none"> <li>• n/a</li> </ul>	

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Requirements	<u>Regulatory Authority</u> 24 CFR § 902.75(d)	assessment for the first full fiscal year after the initial notice of the troubled designation, HUD will: (1) evaluate the 1-year substantial improvement benchmark based on the first released score for fiscal years ending on or after June 30, 2022; and, (2) toll the evaluation of the 2-year recovery benchmark to the next sequential fiscal year	requirement: (1) is effective on the date of this Notice; and, (2) will continue through June 30, 2023, at which time HUD will reevaluate any additional impacts of this waiver on any PHA in the process of being evaluated.		
MR-1 Family Income and Composition: Delayed Annual Examination	<u>Statutory Authority</u> Section 3(a)(1)  <u>Regulatory Authority</u> 24 CFR § 882.515(a)	<ul style="list-style-type: none"> <li>• Waives statutory and regulatory requirement to permit PHAs to delay annual reexaminations of Mod Rehab families</li> </ul>	<ul style="list-style-type: none"> <li>• 6/30/21</li> </ul>	n/a	
MR-0 Family Income and Composition: Annual examination; Income	<u>Regulatory Authority:</u> §5.233(a)(2)  <u>Sub-regulatory Guidance</u>	<ul style="list-style-type: none"> <li>• Waives the requirements to use the income hierarchy</li> </ul>	<ul style="list-style-type: none"> <li>• 6/30/21</li> </ul>	n/a	

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Verification Requirements	Notice PIH 2018-18	described by Notice PIH 2018-18 and will allow PHAs to forgo third-party income verification requirements for annual reexaminations, including the use of EIV, if the PHA wishes to conduct the annual reexam rather than delaying the family’s annual reexam as permitted under MR-1			
MR-3 Family Income and Composition: Interim Examinations	<u>Statutory Authority</u> Section 3(a)(1)  <u>Regulatory Authority</u> 24 CFR §§ 5.233(a)(2), 882.515(b)  <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<ul style="list-style-type: none"> <li>• Waives requirements to use the income verification hierarchy as described by Notice PIH 2018-18. Allows PHAs to forgo third-party income verification</li> </ul>	<ul style="list-style-type: none"> <li>• 6/30/21</li> </ul>	n/a	

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption.
		<p>requirements for interim reexams, including the required use of EIV</p> <ul style="list-style-type: none"> <li>• During the allowable period of eligibility, PHAs may consider self-certification as the highest form of income verification to process interim reexams</li> </ul>			
<p>MR-4 Enterprise Income Verification (EIV) Monitoring</p>	<p><u>Regulatory Authority</u> § 5.233</p> <p><u>Sub-regulatory Guidance</u> Notice PIH 2018-18</p>	<ul style="list-style-type: none"> <li>• Waiving the mandatory EIV monitoring requirements.</li> </ul>	<ul style="list-style-type: none"> <li>• 6/30/21</li> </ul>	<p>n/a</p>	
<p>MR-5 PHA Inspection Requirement: Annual Inspections</p>	<p><u>Regulatory Authority</u> § 882.516(b)</p>	<ul style="list-style-type: none"> <li>• Waives the annual inspection requirement and allows PHAs to delay annual inspections for Mod Rehab units</li> <li>• All delayed annual inspections must be</li> </ul>	<ul style="list-style-type: none"> <li>• 6/30/21</li> </ul>	<p>n/a</p>	

**Attachment I: 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.)**

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption.
		completed as soon as reasonably possible but no later than one year after the date the annual inspection would have been required absent the waiver			
MR-6 Adjustment of Utility Allowance	<u>Regulatory Authority</u> § 882.510	<ul style="list-style-type: none"> <li>• Waives the requirement to allow PHAs to delay the review and update of utility allowances</li> </ul>	<ul style="list-style-type: none"> <li>• 6/30/21</li> </ul>	n/a	
MS-1 Mainstream Initial Lease Term	<u>Statutory Authority</u> Section 8(o)(7)(A)  <u>Regulatory Authority</u> § 982.309(a)(2)(ii)	<ul style="list-style-type: none"> <li>• PHA may enter initial lease terms of less than one year regardless of whether the shorter lease term is a prevailing market practice</li> </ul>	<ul style="list-style-type: none"> <li>• 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Prevailing market practice</a></li> </ul>	
MS-2 Mainstream Criminal Background Screening	<u>Statutory Authority</u> 42 U.S.C. 13663(a), 42 U.S.C. 13661	<ul style="list-style-type: none"> <li>• PHAs may establish, as an alternative requirement, screening</li> </ul>	<ul style="list-style-type: none"> <li>• 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">no</a></li> </ul>	



**Attachment I: 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.)**

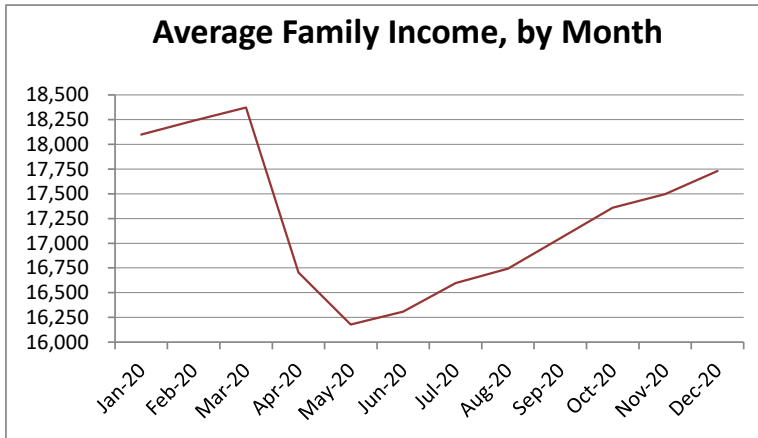
Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption.
	<u>Regulatory Authority</u> §§ CFR 5.856, 982.553(a)	requirements for applicants for Mainstream vouchers which are distinct from those in place for its HCV program in general			
MS-3 Mainstream Age Eligibility to Enter HAP Contract Statutory Authority	<u>Statutory Authority</u> 42 U.S.C. 8013(k)(2)	<ul style="list-style-type: none"> <li>As an alternative requirement, the PHA may choose to expand the definition of an eligible non-elderly family member to include those who were issued a voucher prior to turning 62 and were not yet 63 on the effective date of the HAP Contract</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>no</li> </ul>	

**Attachment I: 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.)**

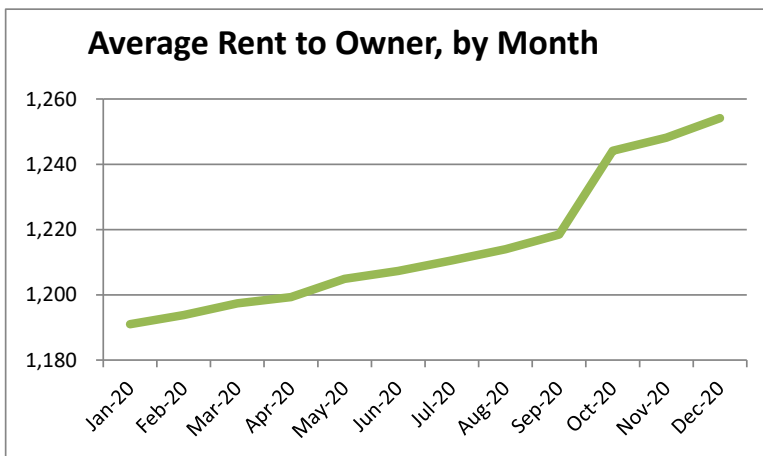
# HASLO

## Voucher Monthly Analysis (VMA)

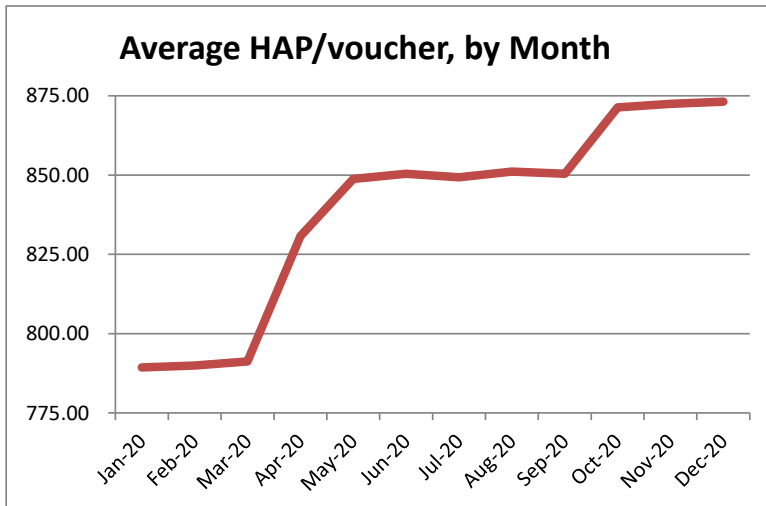
### Rolling 12 months



Average Family Income, 12 month % change: -2.0%



RTO, 12 month % change: 5.3%



Average HAP, 12 month % change: 10.6%

# of HH members assisted, beg of year: **4,360**  
# of HH members assisted, end of 12 months: **4,525**  
% change: 4%

# SEMAP Indicators Report

As of December 31, 2020

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

Current SEMAP Indicator Information	Most Recent SEMAP Indicator Information
-------------------------------------	---

**Reporting Rate as of December 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	2401	11/20	19	21	2403	2424	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.

<b>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>	<b>1</b>
---	----------

Number of Families in Current Database	Number of Late Reexaminations
2526	17 – some late in accordance with COVID waivers and some data entry issues to be resolved

**[+] Families with reexaminations overdue**

**Indicator 10:  
Correct Tenant Rent Calculations**

<b>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>	<b>0</b>
---	----------

Number of Families in Current Database	Number of Rent Discrepancies
1776	0

**[+] Families with incorrect rent calculation(s)**

**Indicator 11:  
Precontract HQS Inspections**

<b>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>	<b>100</b>
---	------------

Number of Families in Current Database	Number of Inspections On or Before Effective Date
614	613

**[+] 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.)** **16**

Number of Families in Current Database	Number of Late Inspections
2065	334 – in accordance with COVID waivers

**[+] 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	69	<b>0</b>	46	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.

## **Executive Summary**

### **Property & Asset Management**

- Key Priorities for the Property Management team continue to be:
  - COVID-19 Related Activities:
    - ✓ We continue to be cautious with our interactions with tenants, across all activities, including maintenance, case management support and property management
  - Deferral of rents for COVID related reasons
    - ✓ In accordance with state requirements, we are serving 15-day notices, including the declaration of their rights during this timeframe, if the tenants are late on their rent payments.
    - ✓ The state restrictions are set to end 1/31/2021 though they may be extended
    - ✓ We anticipate signing repayment agreements with any tenants that have covid-related deferrals of rent and working with tenants on applying for eviction prevention funding when it becomes available
  - Vacancies
    - ✓ There are several new vacancies at our properties, including for PBV-assisted units
    - ✓ We are working to streamline the intake process between section 8 and the landlord for PBV-assisted units, as it generally takes longer to fill these units. Applicants may complete part of the process and then drop out and discontinue their application.
    - ✓ We are increasing the intake for new tenants for the Anderson residential units, though units are continuing to turn over.
  - Courtyard at the Meadows and Halcyon Collective Lease-up Activities
    - ✓ Courtyard at the Meadows –
      - The next phase for move-in is January or February 2021
  - Maintenance
    - ✓ Emergency work orders continue to be addressed
  - RAD
    - ✓ We received a significant milestone in December with 3 properties receiving Certificates of Occupancy
    - ✓ This made for a very busy December with approving applicants to move into vacant units
    - ✓ In the last week of the year we met with almost 50 families to give them the keys to their newly renovated unit
    - ✓ The response from seniors moving back to Toro Gardens has been exceedingly positive – they have been out of their unit for almost 10 months - comments received stated that the units were beautiful and felt luxurious

- 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
  - ✓ Community rooms have been closed in compliance with the COVID-19 requirements





January 13, 2021

To: HASLO Board of Commissioners  
 From: Sandra Bourbon-Director of Resident Services  
 Re: December 2020

**FSS:**

Continued outreach, case management and annual assessments. The below chart is as of 12-31-2020.

	<b>Sandra</b>	<b>Traci</b>	<b>TOTAL</b>
<b>Active</b>	37	33	70
<b>New contracts added this month</b>	0	1	1
<b>Graduates this grant period</b>	4	4	8
<b>Terminated for Non-Compliance / Contract Expired / Voluntary Withdrawal within this grant period</b>	1	0	1
<b>Active participants who have ported out this grant period</b>	0	0	0
<b>Increase in Earned Income this month</b>	248,782	197,712	446,494
<b>Increase in Tenant Payment (TTP) this month</b>	5,364	3,840	9,204
<b>Total Escrow Accounts</b>	27	18	45
<b>New Escrow Accounts this grant period</b>	2	4	6
<b>Percentage of participants with an Escrow Account this month</b>	72.97%	54.55%	64.29%
<b>Total Escrow Account balance</b>	162,732.20	104,697.56	267,429.76
<b>Total interim withdrawals paid within this grant period</b>	0	0	0
<b>Total of Escrow Account funds paid out to FSS Graduates for this grant period</b>	44,919	92,820	137,739

\*FSS graduates: 2/29/2020 (sb) \$16,009.51 - 3/31/2020 (sb) \$940.15 – 3/31/2020 (tw) \$1,811.71-5/31/2020 (tw) \$33,264.34 - 6/30/2020 (tw) \$32,689.61 - 6/30/2020 (sb) \$25,294 – 7/31/2020 (sb) \$2,677 – 8/31/2020 (tw) \$25,054

\*FSS terminations: 7/31/2020 (sb) \$850 forfeited/contract expired

**SERVICES:**

Our good news did not last so long, the Resident Services Assistant position ended up not being a good fit for our new hire. We will be back to recruiting when we have time.

Resident Services staff continue to work closely with the SLO Food Bank to benefit our residents on a monthly basis. We continue to provide monthly calendars and newsletters to our properties filled with activities and resources.

A few highlights from the last couple of months are:

- Poem contest with our senior communities
- Art contest for our youth
- Collaboration with San Luis Obispo Veterans Services Collaborative and Bob Woodruff Foundation to provide \$50 Vons gift cards to our Veterans at 860 on the Wye
- Donation from Blue Sky to our Anderson residents
- Donation of gift cards from Cal Poly Center for Service in Action to our resident youth

Senior Holiday Poem Contest:

**Christmas 2020**

The North Pole's in chaos, and Santa has fears  
Of a Christmas so different from all other years!

The lists have been smaller, in size and in price,  
No matter if children were naughty or nice!

Most lists request food for families in need,  
There were no signs of status, or privilege or greed.

Mrs. Claus started cooking in quantities large,  
She ordered more groceries and filled the garage!

The elves left their workbench and came to her aid,  
They chopped and they stirred, they mixed and pureed!

They baked cookies and cupcakes and all sorts of sweets  
To be certain all families enjoyed Christmas treats!

The sleigh was equipped to keep food hot or cold,  
It didn't resemble the 'grand' toys of old!

Getting down the chimney, though, is a new kind of trick,  
But nothing can stop our clever Saint Nick!

The reindeer were healthy and ready to go,  
Including dear Rudolph; his nose all aglow!

I heard Santa exclaim as he drove full speed ahead,  
Merry Christmas to all and may all people be fed!

In spite of the challenges this year has shown us,  
Christmas was rescued and that's a huge bonus!

- Barbara Koenig, DRT



# Development Update



Date of Update		1/13/2021	
DEVELOPMENT			
PROJECT	ACTION	NOTES/GOALS	
Motel 6	Acquisition	Purchased with State Homekey funds, 12/2/2020 acquisition date	
	Strategy	Echo has been operating two buildings as a shelter for about a month	
	Construction	Select renovation scopes are underway	
Cleaver Site, Grover	Strategy	Partnership with PSHHC for 40 units of affordable housing	
	Entitlements	Architectural RFP has been sent out	
1422 & 1480 Monterey	Acquisition	Escrow closed on 1/11/2021	
	Strategy	Partnership with Jim Rendler, 100+ units of mixed-use housing. JB Enterprises to management the commercial tenants	
	Financing	Mixed financing or hybrid tax credits	
RAD Conversion			
The Courtyard	Construction	Upham, Olive Branch, Highland, Puerta Del Sol Apartments, Southwood, Harris, Toro Gardens, Arbor Place and Royal are complete. Palm View, Augusta are under construction. Punch list and warranty follow-up is ongoing.	
	Construction	Two buildings are fully occupied. Two buildings remain under construction, shooting for January occupancy.	
	Financing	Contingency will be exhausted, requiring additional funds from outside sources or developer fee	
Toscano Site	Site control	Deeded to HASLO	
	Entitlements	Project is approved.	
	Financing	TCAC 9% application planned for 3/21	
Office			
Nipomo Senior 40	Entitlements	Received Planning Commission approval on 6/10/20	
	Construction	Broke ground on 12/28/20.	
2655 Shell Beach Road	Strategy	40 units of senior housing	
	Acquisition	Escrow closed on 12/23/2020	
	Strategy	20+ units of senior housing, co-developing with Pacific Development Group	
	Entitlements	Fully approved	
405 Atascadero Road	Financing	TCAC 9% application planned for 3/21	
	Entitlements	Project is approved.	
	Strategy	Working with Tribes to determine appropriate mitigation measures	
736 Orcutt Road	Strategy	35 units of large family housing, co-developing with Jim Rendler	
	Financing	TCAC 9% application was not selected for credits. Planning on submitting 3/21	
	Strategy	30+ units of special needs housing, built around the old house	
2690 Victoria	Entitlements	Pre-conceptual package discussed with City	
	Financing	TCAC application planned for 3/22	
	Strategy	30+ units of large family mixed use housing on the former maintenance yard site	
700 N. Oak Park	Entitlements	Responding to ARC comments, planning to resubmit to ARC asap.	
	Financing	TCAC large family application planned for 3/22	
	Strategy	60+ units of large family mixed use housing, Donald DeChance Owner	
279 Bridge Street	Site acquisition	Passed first DD milestone, onto the second DD milestone.	
	Entitlements	Pre-conceptual package discussed with City Council, all approve of the project moving forward. Project has been submitted for SAC review	
	Financing	TCAC large family application	
Iron Works Mixed-Use	Strategy	100+ units of large family/senior mixed use housing, Devin Gallagher Owner	
	Site acquisition	Obtained preliminary City feedback as part of DD, working towards obtaining soils data prior to first DD milestone. Trying to get on ARC calendar	
	Financing	Phased TCAC applications	
Iron Works Mixed-Use	Construction	Hired NK Builders. We are preparing the pad for slab construction	



1 PROJECT PERSPECTIVE  
VIEW OF ALL BUILDINGS FROM INTERSECTION OF EL CAMINO REAL & OAK PARK BLVD

700 N. Oak Park Concept



Arbor Place Exterior Renovation



Nipomo Senior Site

**RESOLUTION NO. 3 (2021 SERIES)**

**RESOLUTION APPROVING AMENDMENTS TO THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO'S ADMINISTRATIVE PLAN FOR AN ALLOCATION OF SET-ASIDE VOUCHERS FOR DEPARTMENT OF SOCIAL SERVICES IN SUPPORT OF THE HOUSING SUPPORT PROGRAM AT SOMBRILLA APARTMENTS IN ATASCADERO**

**WHEREAS**, the Housing Authority of the City of San Luis Obispo (hereinafter "HASLO") has an Administrative Plan applicable to the Housing Choice Voucher Program; and

**WHEREAS**, the Department of Social Services (DSS) has funding for a program for the provision of affordable housing for homeless individuals and families through their Housing Support Program (HSP); and

**WHEREAS**, there are 8 units at Sombrilla Apartments in Atascadero that are reserved as transitional housing for high-needs/high-barrier families receiving up to two years of case management and rental subsidy through the HSP program. Upon successful completion of meeting their case management goals, these families need to move on but due to fixed income limitations, they do not have viable options for finding permanent affordable housing; and

**WHEREAS**, in accordance with the strategies outlined in PIH Notice 2013-15 to expand housing opportunities for individuals and families experiencing homelessness, HASLO desires to provide eight (8) housing choice vouchers as a set-aside for qualified and eligible graduates of the DSS-HSP program at Sombrilla Apartments; and

**WHEREAS**, the Section 8 waiting list will remain continuously open for set-aside referrals from DSS-HSP for qualified applicants.

**NOW THEREFORE BE IT RESOLVED** that the Board of Commissioners approves the commitment of a total of eight (8) Housing Choice Vouchers as set-aside vouchers for qualified applicants referred by DSS-HSP, as an amendment to HASLO's Administrative Plan.

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 21st day of January 2021.

\_\_\_\_\_  
\_\_\_\_\_, **CHAIRMAN**

**SEAL:**

**ATTEST:**

\_\_\_\_\_  
**SCOTT SMITH, SECRETARY**

# EXHIBIT A

## Housing Choice Voucher Utility Allowance Schedule Effective April 1<sup>st</sup>, 2021

**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	04/01/2021

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	79	113	192	235	311	412	0	0	0	0
Elect-All-NCty-t24	67	96	163	200	264	350	0	0	0	0
Elect-All-SCty	66	94	160	196	259	343	0	0	0	0
Elect-All-SCty-T24	56	80	136	167	220	292	0	0	0	0
Elect-Cook-NCty	10	15	23	32	45	61	0	0	0	0
Elect-Cook-NCty-T24	9	13	20	27	38	52	0	0	0	0
Elect-Cook-SCty	9	12	19	27	38	51	0	0	0	0
Elect-Cook-SCty-T24	8	10	16	23	32	43	0	0	0	0
Elect-Heat-NCty	22	28	50	65	90	122	0	0	0	0
Elect-Heat-NCty-T24	19	24	43	55	77	104	0	0	0	0
Elect-Heat-SCty	18	23	42	54	75	102	0	0	0	0
Elect-Heat-SCty-T24	15	20	36	46	64	87	0	0	0	0
Elect-Other-NCty	10	13	24	30	40	55	0	0	0	0
Elect-Other-NCty-T24	9	11	20	26	34	47	0	0	0	0
Elect-Other-SCty	8	11	20	25	33	46	0	0	0	0
Elect-Other-SCty-T24	7	9	17	21	28	39	0	0	0	0
Elect-Water-NCty	30	41	71	88	120	159	0	0	0	0
Elect-Water-NCty-T24	26	35	60	75	102	135	0	0	0	0
Elect-Water-SCty	25	34	59	73	100	132	0	0	0	0
Elect-Water-SCty-T24	21	29	50	62	85	112	0	0	0	0
Gas-All-NCty	41	55	72	85	101	121	0	0	0	0
Gas-All-NCty-T24	35	47	61	72	86	103	0	0	0	0
Gas-All-SCty	34	46	60	71	84	101	0	0	0	0
Gas-All-SCty-T24	29	39	51	60	71	86	0	0	0	0
Gas-Cook-NCty	3	6	10	12	13	16	0	0	0	0
Gas-Cook-NCty-T24	3	5	9	10	11	14	0	0	0	0
Gas-Cook-SCty	3	5	8	10	11	14	0	0	0	0
Gas-Cook-SCty-T24	3	4	7	9	9	12	0	0	0	0
Gas-Heat-NCty	28	34	43	50	60	70	0	0	0	0
Gas-Heat-NCty-T24	24	29	37	43	51	60	0	0	0	0
Gas-Heat-SCty	23	28	36	42	50	58	0	0	0	0
Gas-Heat-SCty-T24	20	24	31	36	43	49	0	0	0	0
Gas-water-NCty	7	12	17	21	25	31	0	0	0	0
Gas-Water-NCty-T24	6	10	14	18	21	26	0	0	0	0
Gas-Water-SCty	6	10	14	17	21	26	0	0	0	0



Gas-Water-SCty-T24	5	9	12	14	18	22	0	0	0	0
Sewer-Apts-Nipomo	41	41	41	41	41	41	0	0	0	0
Sewer-Apts-Pismo/Shell Beach	22	22	22	22	22	22	0	0	0	0
Sewer-Apts-San Miguel	57	57	57	57	57	57	0	0	0	0
Sewer-Arroyo Grande	29	29	32	34	36	39	0	0	0	0
Sewer-Avila Beach	40	50	64	95	125	160	0	0	0	0
Sewer-Cambria	35	38	45	53	60	68	0	0	0	0
Sewer-Cayucos	89	89	89	89	89	93	0	0	0	0
Sewer-Grover Beach	41	41	41	41	41	41	0	0	0	0
Sewer-Morro Bay	48	48	48	48	48	48	0	0	0	0
Sewer-Oceano	10	10	10	10	10	10	0	0	0	0
Sewer-Paso Robles	22	30	45	67	90	113	0	0	0	0
Sewer-Single Fam-Nipomo	48	48	48	48	48	48	0	0	0	0
Sewer-Single Fam-Pismo/Shell Beach	34	34	34	34	34	34	0	0	0	0
Sewer-SLO	37	44	57	78	100	105	0	0	0	0
Sewer-Sngl Fam-San Miguel	91	91	91	91	91	91	0	0	0	0
Sewer-Templeton	53	53	53	53	53	53	0	0	0	0
Solar - All Cities	1	1	1	1	1	0	0	0	0	0
Tenant Provided Range	2	2	2	2	2	2	0	0	0	0
Tenant Provided Refrigerator	3	3	3	3	3	0	3	0	0	0
Trash-Arroyo Grande	18	18	18	23	23	23	0	0	0	0
Trash-Atascadero	26	26	26	40	40	40	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	17	17	17	19	19	19	0	0	0	0
Trash-Creston	35	35	35	51	51	51	0	0	0	0
Trash-Grover Beach	17	17	17	23	23	23	0	0	0	0
Trash-Los Osos	17	17	23	36	36	36	0	0	0	0
Trash-Morro Bay	12	21	21	40	40	40	0	0	0	0
Trash-Nipomo	19	19	19	27	27	27	0	0	0	0
Trash-Oceano	14	14	14	20	20	20	0	0	0	0
Trash-Paso Robles	27	28	31	40	40	40	0	0	0	0
Trash-Pismo/Shell Beach	16	16	16	32	32	32	0	0	0	0
Trash-San Miguel	27	27	27	42	42	42	0	0	0	0
Trash-Santa Margarita	34	34	34	50	50	50	0	0	0	0
Trash-Shandon	36	36	36	51	51	51	0	0	0	0
Trash-SLO	11	16	16	32	32	32	0	0	0	0
Trash-Templeton	28	28	28	40	40	40	0	0	0	0
Water-Arroyo Grande	49	53	61	74	88	101	0	0	0	0
Water-Atascadero	33	33	39	46	52	63	0	0	0	0
Water-Avila Beach	47	48	57	87	116	140	0	0	0	0
Water-Cambria	58	69	95	140	186	245	0	0	0	0
Water-Cayucos	74	74	92	110	128	158	0	0	0	0
Water-Grover Beach	31	36	47	64	81	100	0	0	0	0
Water-Los Osos	52	60	77	105	137	173	0	0	0	0
Water-Morro Bay	54	61	75	92	120	147	0	0	0	0

Water-Nipomo	43	48	61	79	96	126	0	0	0	0
Water-Oceano	30	34	40	47	71	91	0	0	0	0
Water-Paso Robles	28	33	46	64	82	107	0	0	0	0
Water-Pismo/Shell Beach	12	16	24	36	48	65	0	0	0	0
Water-San Miguel	48	48	52	65	79	103	0	0	0	0
Water-Santa Margarita	51	56	62	73	84	100	0	0	0	0
Water-Shandon	35	36	39	52	65	79	0	0	0	0
Water-SLO	35	40	52	73	84	100	0	0	0	0
Water-Templeton	31	32	34	38	44	54	0	0	0	0

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

EXHIBIT B

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. <b>N County</b> <b>**New const after 1-1-03 w/Title 24 compl</b> <b>N County - Title 24</b>	39	42	7%	53	57	7%	74	80	8%	89	96	7%	108	117	8%	142	147	3%	
	46	51	10%	64	68	6%	89	96	7%	107	115	7%	130	141	8%	171	176	3%	
	33	36	8%	45	48	6%	63	68	7%	76	82	7%	92	99	7%	121	125	3%	
2. GAS for space heating, water heating; ELECTRICITY for cooking, lighting, refrigeration and small appliances. <b>N County</b> <b>Title 24 Compliant</b> <b>N County - Title 24</b>	42	46	9%	56	61	8%	81	89	9%	100	111	10%	128	142	10%	174	181	4%	
	50	55	9%	67	74	9%	97	107	9%	120	133	10%	154	170	9%	209	217	4%	
	35	39	10%	47	51	8%	68	76	11%	84	94	11%	108	120	10%	147	153	4%	
3. ALL ELECTRIC <b>N County</b> <b>Title 24 Compliant</b> <b>N County - Title 24</b>	59	66	11%	84	94	11%	142	160	11%	174	196	11%	230	259	11%	326	343	5%	
	71	79	10%	101	113	11%	170	192	11%	209	235	11%	276	311	11%	391	412	5%	
	50	56	11%	71	80	11%	121	136	11%	148	167	11%	196	220	11%	277	292	5%	
4. ELECTRICITY for lighting, refrigeration and small appliances. <b>N County</b> <b>Title 24 Compliant</b> <b>N County - Title 24</b>	7	8	13%	10	11	9%	18	20	10%	23	25	8%	30	33	9%	44	46	4%	
	8	10	20%	12	13	8%	22	24	8%	28	30	7%	36	40	10%	53	55	4%	
	6	7	14%	9	9	0%	15	17	12%	20	21	5%	26	28	7%	37	39	5%	
5. WATER	7	9	22%	10	11	9%	19	20	5%	24	26	8%	31	34	9%	45	47	4%	
	Arroyo Grande	47	49	4%	51	53	4%	59	61	3%	71	74	4%	84	88	5%	102	101	-1%
	Atascadero	32	33	3%	32	33	3%	38	39	3%	44	46	4%	50	52	4%	64	63	-1%
Avila Beach	46	47	2%	46	48	4%	55	57	4%	62	67	6%	109	116	6%	137	140	2%	
Cambria	55	58	5%	65	69	6%	89	95	6%	133	140	5%	176	186	5%	237	245	3%	
Cayucos	70	74	5%	70	74	5%	87	92	5%	104	110	5%	121	128	5%	158	158	0%	
Grover Beach	29	31	6%	34	36	6%	44	47	6%	60	64	6%	76	81	6%	99	100	1%	
Los Osos	50	52	4%	57	60	5%	73	77	5%	100	105	5%	130	137	5%	173	173	0%	
Morro Bay	55	54	-2%	62	61	-2%	76	75	-1%	98	92	-7%	123	120	-3%	162	147	-11%	
Nipomo	41	43	5%	46	48	4%	57	61	7%	74	79	6%	90	96	6%	115	126	9%	
Oceano	29	30	3%	34	34	0%	44	40	-10%	57	47	-21%	77	71	-8%	102	91	-12%	
Paso Robles	26	28	7%	31	33	6%	43	46	7%	59	64	8%	76	82	7%	101	107	6%	
Pismo Beach/Shell Beach	11	12	8%	15	16	6%	22	24	8%	33	36	8%	44	48	8%	60	65	8%	
San Luis Obispo	34	35	3%	39	40	3%	50	52	4%	70	73	4%	86	90	4%	123	128	4%	
San Miguel	45	48	6%	45	48	6%	49	52	6%	61	65	6%	74	79	6%	100	103	3%	
Santa Margarita	47	51	8%	51	56	9%	57	62	8%	67	73	8%	77	84	8%	94	100	6%	
Shandon	34	35	3%	35	36	3%	38	39	3%	50	52	4%	62	65	5%	79	79	0%	
Templeton	29	31	6%	30	32	6%	32	34	6%	36	38	5%	42	44	5%	53	54	2%	
6. SEWER	Arroyo Grande	28	29	3%	28	29	3%	31	32	3%	33	34	3%	35	36	3%	39	39	-1%
	Atascadero	49	40	-23%	49	50	2%	59	64	8%	89	95	6%	119	125	5%	169	160	-6%
	Cambria	33	35	6%	36	38	5%	42	45	7%	50	53	6%	59	60	2%	75	68	-11%
Cayucos	82	89	8%	82	89	8%	82	89	8%	82	89	8%	82	89	8%	94	93	-1%	
Grover Beach	39	41	5%	39	41	5%	39	41	5%	39	41	5%	39	41	5%	42	41	-3%	
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	47	48	2%	47	48	2%	47	48	2%	47	48	2%	47	48	2%	50	48	-4%	
Nipomo: APTS	40	41	2%	40	41	2%	40	41	2%	40	41	2%	40	41	2%	42	41	-2%	
Oceano	10	10	0%	10	10	0%	10	10	0%	10	10	0%	10	10	0%	10	10	0%	
Paso Robles	22	22	0%	29	30	3%	44	45	2%	65	67	3%	87	90	3%	117	113	-4%	
Pismo Beach/Shell Beach: SINGLE FAM RES	32	34	6%	32	34	6%	32	34	6%	32	34	6%	32	34	6%	35	34	-2%	
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	36	37	3%	42	44	5%	55	57	4%	75	78	4%	96	100	4%	100	105	5%	
San Miguel: SINGLE FAM ES	85	91	7%	85	91	7%	85	91	7%	85	91	7%	85	91	7%	99	91	-9%	
San Miguel: Apts	53	57	7%	53	57	7%	53	57	7%	53	57	7%	53	57	7%	62	57	-9%	
Templeton	51	53	4%	51	53	4%	51	53	4%	51	53	4%	51	53	4%	54	53	-2%	
7. GARBAGE COLLECTION	Arroyo Grande	18	18	0%	18	18	0%	18	18	0%	23	23	0%	23	23	0%	23	23	0%
	Atascadero	26	26	0%	26	26	0%	26	26	0%	40	40	0%	40	40	0%	40	40	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	15	17	12%	15	17	12%	15	17	12%	17	19	11%	17	19	11%	17	19	11%	
Creston	35	35	0%	35	35	0%	35	35	0%	51	51	0%	51	51	0%	51	51	0%	
Los Osos	17	17	0%	17	17	0%	23	23	0%	36	36	0%	36	36	0%	36	36	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	19	0%	19	19	0%	19	19	0%	27	27	0%	27	27	0%	27	27	0%	
Oceano	14	14	0%	14	14	0%	14	14	0%	20	20	0%	20	20	0%	20	20	0%	
Paso Robles	27	27	0%	28	28	0%	31	31	0%	40	40	0%	40	40	0%	40	40	0%	
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	27	0%	27	27	0%	27	27	0%	42	42	0%	42	42	0%	42	42	0%	
Santa Margarita	34	34	0%	34	34	0%	34	34	0%	50	50	0%	50	50	0%	50	50	0%	
Shandon	36	36	0%	36	36	0%	36	36	0%	51	51	0%	51	51	0%	51	51	0%	
Templeton	28	28	0%	28	28	0%	28	28	0%	40	40	0%	40	40	0%	40	40	0%	

\*\*\*\*\*  
 If it is not the policy of the owner to provide a range and/or refrigerator and the appliance is provided by the tenant,  
 an appropriate amount shall be included in the tenant's "Allowance for Utilities" as follows:

RANGE: \$ 2.00  
 REFRIGERATOR: \$ 3.00

MOBILE HOME SPACE RENT SUBSIDY:

Use 80 % of the above utility allowance for Gas, Electric, and Water if water is tenant's responsibility.  
 Use full amount for Garbage if it is the tenant's responsibility.  
 Sewer will usually be part of space rent; if not use full amount for sewer.

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. <b>N County</b> <b>Title 24 Compliant</b> <b>N County - Title 24</b>	32	<b>34</b>	6%	43	<b>46</b>	7%	56	<b>60</b>	7%	66	<b>71</b>	7%	78	<b>84</b>	7%	98	<b>101</b>	3%
	38	<b>41</b>	7%	52	<b>55</b>	5%	67	<b>72</b>	7%	79	<b>85</b>	7%	94	<b>101</b>	7%	118	<b>121</b>	2%
	27	<b>29</b>	6%	37	<b>39</b>	7%	48	<b>51</b>	7%	56	<b>60</b>	7%	66	<b>71</b>	7%	83	<b>86</b>	3%
	32	<b>35</b>	7%	44	<b>47</b>	5%	57	<b>61</b>	7%	67	<b>72</b>	7%	80	<b>86</b>	7%	100	<b>103</b>	2%
GAS - Space Heating & Water Heating <b>N County</b> <b>Title 24 Compliant</b> <b>N County - Title 24</b>	27	<b>29</b>	7%	35	<b>38</b>	8%	46	<b>50</b>	8%	54	<b>59</b>	8%	64	<b>71</b>	10%	81	<b>84</b>	4%
	32	<b>35</b>	9%	42	<b>46</b>	9%	55	<b>60</b>	8%	65	<b>71</b>	8%	77	<b>85</b>	9%	97	<b>101</b>	4%
	23	<b>25</b>	7%	30	<b>32</b>	8%	39	<b>43</b>	8%	46	<b>50</b>	8%	54	<b>60</b>	10%	69	<b>71</b>	4%
	27	<b>30</b>	9%	36	<b>39</b>	9%	47	<b>51</b>	8%	55	<b>60</b>	8%	65	<b>72</b>	9%	82	<b>86</b>	4%
GAS - Space Heating & Cooking <b>N County</b> <b>Title 24 Compliant</b> <b>N County - Title 24</b>	24	<b>26</b>	8%	30	<b>33</b>	9%	40	<b>44</b>	9%	47	<b>52</b>	10%	55	<b>61</b>	10%	69	<b>72</b>	4%
	29	<b>31</b>	6%	36	<b>40</b>	10%	48	<b>53</b>	9%	56	<b>62</b>	10%	66	<b>73</b>	10%	83	<b>86</b>	3%
	20	<b>22</b>	8%	26	<b>28</b>	9%	34	<b>37</b>	9%	40	<b>44</b>	10%	47	<b>52</b>	10%	59	<b>61</b>	4%
	25	<b>26</b>	6%	31	<b>34</b>	10%	41	<b>45</b>	9%	48	<b>53</b>	10%	56	<b>62</b>	10%	71	<b>73</b>	3%
GAS - Space Heating <b>N County</b> <b>Title 24 Compliant</b> <b>N County - Title 24</b>	21	<b>23</b>	9%	26	<b>28</b>	7%	33	<b>36</b>	8%	38	<b>42</b>	10%	45	<b>50</b>	10%	56	<b>58</b>	3%
	25	<b>28</b>	11%	31	<b>34</b>	9%	40	<b>43</b>	7%	46	<b>50</b>	8%	54	<b>60</b>	10%	67	<b>70</b>	4%
	18	<b>20</b>	9%	22	<b>24</b>	7%	28	<b>31</b>	8%	32	<b>36</b>	10%	38	<b>43</b>	10%	48	<b>49</b>	3%
	21	<b>24</b>	11%	26	<b>29</b>	9%	34	<b>37</b>	7%	39	<b>43</b>	8%	46	<b>51</b>	10%	57	<b>60</b>	4%
ELECTRIC - Lighting, Refrigeration, and small appliances <b>N County</b> <b>Title 24 Compliant</b> <b>N County - Title 24</b>	7	<b>8</b>	13%	10	<b>11</b>	9%	18	<b>20</b>	10%	23	<b>25</b>	8%	30	<b>33</b>	9%	44	<b>46</b>	4%
	8	<b>10</b>	20%	12	<b>13</b>	8%	22	<b>24</b>	8%	28	<b>30</b>	7%	36	<b>40</b>	10%	53	<b>55</b>	4%
	6	<b>7</b>	13%	9	<b>9</b>	9%	15	<b>17</b>	10%	20	<b>21</b>	8%	26	<b>28</b>	9%	37	<b>39</b>	4%
	7	<b>9</b>	20%	10	<b>11</b>	8%	19	<b>20</b>	8%	24	<b>26</b>	7%	31	<b>34</b>	10%	45	<b>47</b>	4%
ELECTRIC - Cooking, lighting, refrigeration & sm. Appliances <b>N County</b> <b>Title 24 Compliant</b> <b>N County - Title 24</b>	15	<b>17</b>	12%	21	<b>23</b>	9%	35	<b>39</b>	10%	46	<b>52</b>	12%	64	<b>71</b>	10%	93	<b>97</b>	4%
	18	<b>20</b>	10%	25	<b>28</b>	11%	42	<b>47</b>	11%	55	<b>62</b>	11%	77	<b>85</b>	9%	112	<b>116</b>	3%
	13	<b>14</b>	12%	18	<b>20</b>	9%	30	<b>33</b>	10%	39	<b>44</b>	12%	54	<b>60</b>	10%	79	<b>82</b>	4%
	15	<b>17</b>	10%	21	<b>24</b>	11%	36	<b>40</b>	11%	47	<b>53</b>	11%	65	<b>72</b>	9%	95	<b>99</b>	3%
ELECTRIC - Lighting, water heating, refrigeration & sm. Appliances <b>N County</b> <b>Title 24 Compliant</b> <b>N County - Title 24</b>	29	<b>33</b>	12%	41	<b>45</b>	9%	71	<b>79</b>	10%	88	<b>98</b>	10%	119	<b>133</b>	11%	168	<b>178</b>	6%
	35	<b>40</b>	13%	49	<b>54</b>	9%	85	<b>95</b>	11%	106	<b>118</b>	10%	143	<b>160</b>	11%	202	<b>214</b>	6%
	25	<b>28</b>	12%	35	<b>38</b>	9%	60	<b>67</b>	10%	75	<b>83</b>	10%	101	<b>113</b>	11%	143	<b>151</b>	6%
	30	<b>34</b>	13%	42	<b>46</b>	9%	72	<b>81</b>	11%	90	<b>100</b>	10%	122	<b>136</b>	11%	172	<b>182</b>	6%
ELECTRIC - Cooking, Water Heating, Lighting, Refrigeration & small appliances <b>N County</b> <b>Title 24 Compliant</b> <b>N County - Title 24</b>	39	<b>44</b>	11%	56	<b>62</b>	10%	96	<b>107</b>	10%	117	<b>132</b>	11%	157	<b>176</b>	11%	221	<b>233</b>	5%
	47	<b>53</b>	11%	67	<b>74</b>	9%	115	<b>128</b>	10%	140	<b>158</b>	11%	188	<b>211</b>	11%	265	<b>280</b>	5%
	33	<b>37</b>	11%	48	<b>53</b>	10%	82	<b>91</b>	10%	99	<b>112</b>	11%	133	<b>150</b>	11%	188	<b>198</b>	5%
	40	<b>45</b>	11%	57	<b>63</b>	9%	98	<b>109</b>	10%	119	<b>134</b>	11%	160	<b>179</b>	11%	225	<b>238</b>	5%
ELECTRIC - Space heating <b>N County</b> <b>Title 24 Compliant</b> <b>N County - Title 24</b>	16	<b>18</b>	11%	21	<b>23</b>	9%	38	<b>42</b>	10%	48	<b>54</b>	11%	67	<b>75</b>	11%	96	<b>102</b>	6%
	19	<b>22</b>	14%	25	<b>28</b>	11%	46	<b>50</b>	8%	58	<b>65</b>	11%	80	<b>90</b>	11%	115	<b>122</b>	6%
	14	<b>15</b>	11%	18	<b>20</b>	9%	32	<b>36</b>	10%	41	<b>46</b>	11%	57	<b>64</b>	11%	82	<b>87</b>	6%
	16	<b>19</b>	14%	21	<b>24</b>	11%	39	<b>43</b>	8%	49	<b>55</b>	11%	68	<b>77</b>	11%	98	<b>104</b>	6%
ELECTRIC - ALL ELECTRIC <b>N County</b> <b>Title 24 Compliant</b> <b>N County - Title 24</b>	59	<b>66</b>	11%	84	<b>94</b>	11%	142	<b>160</b>	11%	174	<b>196</b>	11%	230	<b>259</b>	11%	326	<b>343</b>	5%
	71	<b>79</b>	10%	101	<b>113</b>	11%	170	<b>192</b>	11%	209	<b>235</b>	11%	276	<b>311</b>	11%	391	<b>412</b>	5%
	50	<b>56</b>	11%	71	<b>80</b>	11%	121	<b>136</b>	11%	148	<b>167</b>	11%	196	<b>220</b>	11%	277	<b>292</b>	5%
	60	<b>67</b>	10%	86	<b>96</b>	11%	145	<b>163</b>	11%	178	<b>200</b>	11%	235	<b>264</b>	11%	332	<b>350</b>	5%

**RESOLUTION NO. 4 (2021 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, 2020, for changes to allowances to be effective with annual reexaminations or new contracts entered into on or after April 1<sup>st</sup>, 2021; and

**WHEREAS**, in this review the revised allowances itemized in Exhibit A and Exhibit B 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 1<sup>st</sup>, 2021.

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 21st day of January, 2021.

\_\_\_\_\_  
\_\_\_\_\_, **CHAIRMAN**

**SEAL:**

**ATTEST:**

\_\_\_\_\_  
**SCOTT SMITH, SECRETARY**