

LOCATION: Pursuant to Executive Orders N-60-20 and N-08-21 executed by the Governor of California, and subsequently Assembly Bill 361, enacted in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.), Commissioners and members of the public may participate in this meeting by teleconference.

Join Zoom Meeting:

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

Meeting ID: 980 5717 7103

Passcode: 975423

Dial in by phone: 253-215-8782

LOCATION: Via teleconference

TIME: 12:00 P.M.

12:00 PM

REGULAR MEETING

487 Leff Street

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.

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 MAY 19, 2022**
Approve the Minutes of the Regular Board of Commissioners Meeting of May 19, 2022.
- 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

1. **HASLO ANNUAL PLAN – REVIEW, CONSIDER, COMMENT, AND APPROVE RESOLUTION NO. 13**
This is a public hearing for the Commission to consider the draft Annual Plan, receive public comment, and adopt the Annual Plan. The Plan must be submitted to HUD no later than July 18th, 75 days prior to the commencement of our fiscal year.

RECOMMENDED ACTION: 1) Receive Public Comment; and 2) Adopt Resolution 13 (2022 Series) Adopting the Housing Authority of San Luis Obispo’s Annual Plan.

2. **UPDATING ADMIN PLAN FOR HOUSING QUALITY STANDARD INSPECTIONS**
The Commissioners previously awarded set-aside Section 8 vouchers for Paso Project Homekey residents. Traditionally, HUD Housing Quality Standards (HQS) require a kitchen sink that is separate from the bathroom sink in order to pass a Section 8 inspection. Currently Paso Homekey does not meet this requirement. However, Congress and HUD updated the HQS regulations with the Housing Opportunity Through Modernization Act (HOTMA) in 2017. HQS regulations now permit Housing Authorities to temporarily make Section 8 payments on a unit as long as the HQS deficiency is not life-threatening, and that there is a plan in place to cure the deficiency. In this case the deficiency is lack of a second sink, and the correction plan is to install second sinks by September 2022. Second sinks are fully funded in the project rehab budget, and a building permit is in process.

In order to commence Section 8 payments at Paso Homekey, HASLO’s Admin Plan needs to be updated and HUD notified of this change. Staff will update the Admin Plan to reflect this change. We are asking for Commission approval of this change. This change to the Admin Plan will only apply to Paso Homekey, given its unique state funding and operational requirements. It will not extend to non-Homekey projects in SLO County. State temporary operating subsidies for the Paso Homekey project are expiring, and this approval is important to the long-term sustainability of the Homekey project.

RECOMMENDED ACTION: Adopt Resolution No. 14 (2022 Series) Approving Amendments to the Housing Authority of San Luis Obispo’s Administrative Plan for Housing Quality Standard Inspections

CLOSED SESSION

1. **Closed session, pursuant to section 54956.8**

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property 1:
APNs 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.
Briefing update only. No action required.

Property 2:
APN 066-066-007

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)
Monica King on behalf of the Irons (not present)

Under Negotiation: The Negotiators' authority regarding the price and terms.
Briefing update only. No action required.

ADJOURNMENT

The next Regular Meeting will be held on July 21, 2022, at 12:00 p.m.

REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 11:55 A.M. ON JUNE 13, 2022, PRIOR TO THE 72-HOUR NOTICING REQUIREMENT.



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

DRAFT

MINUTES

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

May 19, 2022

CALL TO ORDER

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, May 19, at 12:05 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
ABSENT: Commissioners Gillett, Souza, Steinberg
STAFF: Scott Smith, Ken Litzinger, Elaine Archer, Sandra Bourbon, Michael Burke, Michelle Pedigo, and Vicky Culman

PUBLIC COMMENT:

Pauline Verdugo

EXECUTIVE DIRECTOR'S REPORT:

Scott Smith, Executive Director, reminded the Commissioners of the Toscano Wall-Raising scheduled for Thursday, May 26. He then provided the Commissioners with his vacation schedule the week of May 30th.

12:12 P.M. Commissioner Souza now present.

CONSENT AGENDA:

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF MARCH 17, 2022**
- 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**

Commissioner Beck congratulated staff on the additional \$3.9 million in renewal funding for the HCV program.

Chair Beck asked Elaine Archer, Director of Housing Management, to follow up with the public speaker, Pauline Verdugo.

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

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

DISCUSSION ITEMS**1. MID-YEAR BUDGET REPORT**

Ken Litzinger, Director of Finance, began with the Housing Choice Voucher program. He said HASLO had a great first half of the year as we continue to grow the program. We were awarded additional EHV's (Emergency Housing Vouchers). We received an additional \$3.9 million in funding over our 2021 HAP renewal funding.

12:18 P.M. Commissioner Steinberg now present.

With the additional funding, we are able to increase our landlord payment standards a bit closer to market rents. Lease up is strong. HUD increased the proration of administrative fees to 88%, although additional staff is required for many of the new Section 8 programs. HAP reserves are very strong at over 6% of Budget Authority.

Local Authority had a strong first half as HASLO owned rentals continued to do well. Property Management performing well financially. Projects such as Project Homekey and Anderson Hotel require us to expand our Supportive Housing Program and budget in order to successfully house the homeless and at risk populations at these sites. Development should receive a TCAC award for Shell Beach, which will result in starting construction by December 2022. Morro Bay, Toscano, Paso Homekey, and RAD175 are still active. Our liabilities are low compared to HASLO's asset position.

The Anderson Hotel is expected to have high vacancy loss for the rest of 2022 as preparations for rehab are underway. The City, County, and federal funds are committed totaling \$5.5 million. HASLO applied for Homekey funding and should know the results in two weeks. Michael Burke, Director of Construction and Development, added that the due diligence is continuing on the underground storage tank.

12:38 P.M. Pauline Verdugo now absent.

Smith added that we are providing the tenants with regular updates.

Dan Law Apartments were approved for a large rent increase thanks to Michelle Pedigo, Deputy Director of Finance. The increase allows for capital projects to be addressed.

ACTION TAKEN: A vote to acknowledge and accept the Mid-Year Budget Report was made by Commissioner **Beck**, seconded by Commissioner **Steinberg**, and approved on the following roll call vote:

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

2. ANDERSON HOTEL UPDATE

Smith said that the financial commitments from the City, County, and Federal Government total \$5.5 million. We will know about the results from our Homekey application prior to submitting the TCAC application on June 28, 2022. Solutions to the underground storage tank, leakage and remediation at Anderson are still being evaluated with the City and consultants.

12:51 P.M. Chair Beck announced we were going into closed session.

12:51 P.M. Sandra Bourbon and public now absent.

CLOSED SESSION: Minutes from the Closed Session are in the Executive Session binder.

1. 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.
Briefing update only. No action required.

2. Closed session, pursuant to section 54956.8

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 066-066-007
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)
Monica King on behalf of the Irons (not present)
Under Negotiation: The Negotiators' authority regarding the price and terms.
Briefing update only. No action required.

1:20 P.M. Ken Litzinger, Elaine Archer, Michael Burke, Michelle Pedigo, and Vicky Culman now absent.

3. Closed session, pursuant to section 54957

PUBLIC EMPLOYMENT

1:30 P.M. Commissioner Boyer now absent.

There being no further business, the meeting was adjourned at 2:00 p.m.

Respectfully submitted,

Scott Smith, Secretary

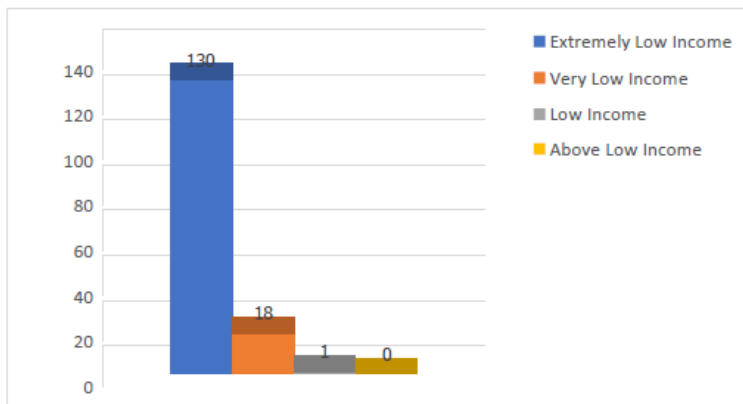
Executive Summary

Housing Choice Vouchers (“Section 8”)

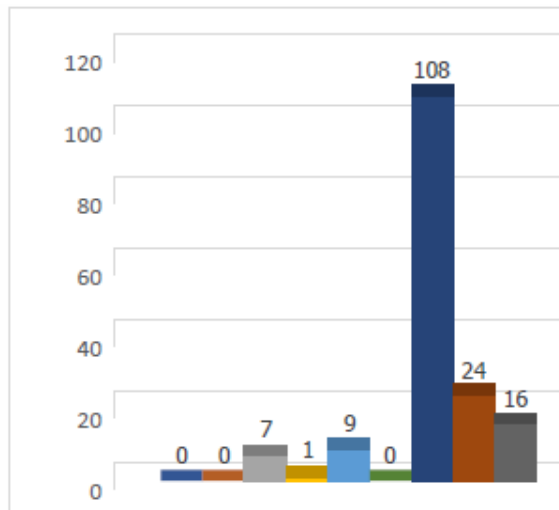
- Housing Choice Voucher
 - We selected 150 names in the Feb/2022 opening of the waiting list and have been working through the applications on a bi-weekly basis. We estimate that we will have gone through all the applications by the end of July.
 - The 2022 Section 8 Waiting List will be reopened in July. At this time, we will select another 250 names from the waiting list.
 - Analyzing the Distribution of Income for the 2022 Section 8 Waiting List, the majority of our clients are in the Extremely Low Income percentile range, which is 0-30% of Median income

Distribution by Income. Average Annual as a % of 50058

Extremely Low Income, 0% - 30% of Median		Very Low Income, 31% - 50% of Median		Low Income, 51% - 80% of Median		Above Low Income 81% + of Median	
Count	Percent	Count	Percent	Count	Percent	Count	Percent
130	87	18	12	1	1	0	0



- Annual Income of the majority of the applicants is in the \$10-15k range, 60% of participants with SSI/SS/Pension as the primary source of income
- The largest population of participants are Non-Elderly, No Children, Disabled persons



Non-Elderly, No Children, Disabled		Elderly, No Children, Disabled	
Count	Percent	Count	Percent
108	72	9	6

Non-Elderly, with Children, Disabled		Female Head of Household, with Children	
Count	Percent	Count	Percent
24	16	16	11

- Distribution of Vouchers
 - The chart below shows the breakdown of unit type by program and breakdown of “regular vouchers” versus “special purpose vouchers”
 - We have a new allocation of 40 vouchers for the Welcome Home Program. They will be added to this summary chart below next month.

Vouchers, by Program Type
Trend Analysis Report
5/31/2022

	HUD Ctrct		# of Leased Participants, by voucher size						avg HAP		%
	Maximum # Units	TOTAL Leased	Studio	1 bd	2 bd	3 bd	4 bd	5 bd	Curr Mo	Prior Mo	
HCV & TPV	1,702	1,634	7	1,014	381	195	35	2	\$1,001	\$987	1.4%
RAD / PBV	175	170	9	18	56	57	29	1	\$886	\$882	0.6%
PBV	328	319	24	106	87	90	12		\$854	\$851	0.4%
	2,205	2,123									
VASH	201	157	3	129	15	8	2		\$827	\$777	6.5%
PBV-VASH	25	24		22	2				\$734	\$732	0.2%
Welcome Home	156	145		68	46	26	5		\$1,265	\$1,271	-0.5%
FUP	38	32		4	15	12	1		\$1,400	\$1,419	-1.3%
FYI	9	4		3	1				\$802	\$802	0.0%
Mainstream	153	141	5	108	23	4	1		\$998	\$1,006	-0.8%
	582	503									
	2,787	2,626	48	1,472	626	392	85	3	\$955	\$955	0.0%
distribution by voucher size			2%	56%	24%	15%	3%	0.1%			

- Welcome Home Program
 - As of now, we are down about 10% in Welcome Home Vouchers leased over the course of the year – this is a normal change as year-long leases come to an end and participants choose to move within the county, port-out, or EOP for various reasons.
 - We have reached out to reinitiate our media campaign with radio ads to advertise to landlords the incentive program for newly awarded Welcome Home Program vouchers.
 - Our housing specialists are in frequent communication with partnering agencies and case managers in an effort to assist participants stay leased up.
- Reasons for Move Out/ End of Participation
 - We reviewed the families who have ended voucher participation in 2022
 - 44% are End of Participation – this could be due to a termination through investigation for a program or lease violation, evictions, deceased status, participants transitioning to full-time care facilities
 - 24% are “HAP with a Gap” – these participants are currently searching for new units after having already moved out of a previous unit. Their assistance will continue once they find a new unit. Reasons could be landlord driven – owner moving into unit, selling of unit, a mutual termination between landlord and tenant
 - 13% Forfeited their voucher
 - 11% are Port-Outs – these participants have moved to a new area with a housing authority that absorbed their contract
 - 4% or less – PBV transfers / RAD – either to an HCV or an HCV moving into a PBV unit (technically forfeiting their HCV while in a PBV unit) or RAD

SEMAP Indicators Report

As of May 31, 2022

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

 Download in Excel
  Print Page
  Back to Report

Current SEMAP Indicator Information

Most Recent SEMAP Indicator Information

Reporting Rate as of May 31, 2022

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	2370	04/22	16	21	2375	2561	100

Indicator 9: Annual Reexaminations

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

Percent of Families with reexaminations overdue (%) (% includes all reexaminations more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points. % shown as red and bold result in reduced SEMAP scores.)	0
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Number of Families in Current Database	Number of Late Reexaminations
2734	9

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

Indicator 10: Correct Tenant Rent Calculations

Percent of Families with incorrect rent calculation (%) (SEMAP scores zero points when more than 2 percent of the Housing Authority's tenant rent calculations are incorrect as indicated % shown in red and bold.)	0
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Number of Families in Current Database	Number of Rent Discrepancies
1582	0

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

Indicator 11: Precontract HQS Inspections

Percent of units that did pass HQS inspection before the beginning date of the assisted lease and HAP contract (%) (SEMAP scores zero points when fewer than 98 percent of newly leased units pass the HQS inspection before the beginning of the lease/HAP as indicated by percentages as shown in red and bold.)	100
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Number of Families in Current Database	Number of Inspections On or Before Effective Date
641	641

[\[+\] 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.) **37**

Number of Families in Current Database	Number of Late Inspections
2180	806

[\[+\] 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	63	0	47	81

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

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

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

Housing Authority of San Luis Obispo
Housing Choice Voucher Lease up and Funding Analysis
June 2022

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 2,205 general vouchers, 226 Veterans vouchers, and 47 Family Unification/Foster Youth Initiative vouchers for a total of 2,478 available vouchers. In addition, HASLO administers 153 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.

We recently received notice from HUD that we will be receiving an additional 40 EHV’s. We are excited to begin the process of leasing these vouchers up. With this allocation we received an additional \$70,000 in service fee income.

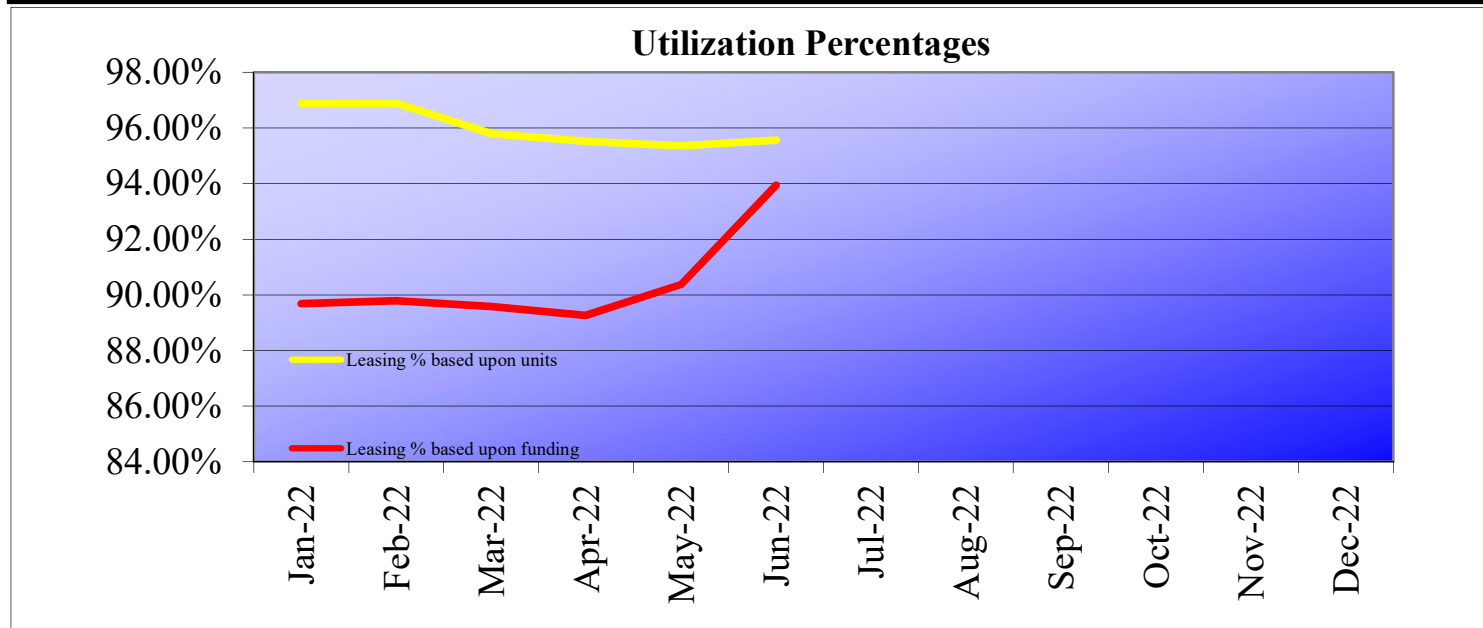
The Mainstream voucher program continues to have strong leasing numbers and we are assisting 143 participants.

Reserves remain strong at around \$2.5 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
June 2022

	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 2022	2,476	2,399	96.89%	\$ 2,547,469	\$ 2,284,512	\$ 262,957	89.68%	\$ 952
February 2022	2,477	2,400	96.89%	\$ 2,547,469	\$ 2,287,235	\$ 260,234	89.78%	\$ 953
March 2022	2,477	2,373	95.80%	\$ 2,547,469	\$ 2,282,009	\$ 265,460	89.58%	\$ 962
April 2022	2,478	2,367	95.52%	\$ 2,547,469	\$ 2,273,893	\$ 273,576	89.26%	\$ 961
May 2022	2,478	2,363	95.36%	\$ 2,547,469	\$ 2,302,139	\$ 245,330	90.37%	\$ 974
June 2022	2,478	2,368	95.56%	\$ 2,547,469	\$ 2,393,071	\$ 154,398	93.94%	\$ 1,011
July 2022								
August 2022								
September 2022								
October 2022								
November 2022								
December 2022								

YTD	14,864	14,270	96.00%	\$ 15,284,814	\$ 13,822,859	\$ 1,461,955	90.44%	\$ 969
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NRA + Prog Reserve Balance (Excess HAP) as of 1/1/2022	\$ 1,030,563	YTD Voucher	YTD	
HAP Funding YTD:	\$ 15,284,814	Months	Vouchers	
HAP Expenditures YTD:	\$ 13,822,859	Available	Leased	
HAP Revenue (Fraud, FSS Forfeits) YTD:	\$ 211	Regular Vouchers	13,230	12,960 98.0%
Current Remaining NRA / Prog Reserve:	\$ 2,492,729	Veterans (VASH)	1,356	1,096 80.8%
Months in Reserves at Current Monthly Expense Levels		Family Unification	278	214 77.0%
Reserves as a Percentage of Budget Authority	8.2%	Total Vouchers	14,864	14,270 96.0%
Current Monthly Funding (a)	\$ 2,547,469			
Current Average HAP Payment (b)	\$ 1,011	Mainstream	918	874 95.2%
# of Units the Current Monthly Funding Would Support (a)/(b)	2,521	Emergency Housing	936	912 97.4%
# of Units Currently Leased	2,373			
Excess Units Leased, Current Month	(148)			
Current Year-to-Date Funding (a)	\$ 15,284,814			
Current Year-to-Date Average HAP Payment (b)	\$ 969			
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	15,779			
# of Unit-Mos Leased Year-to-Date	14,270			
Excess Unit-Mos Leased, Year-to-Date	(1,509)			

Executive Summary
Property & Asset Management

- Key Priorities for the Property Management team continue to be:
 - Vacancies / Lease-Up
 - ✓ The final group of tenants are moving during the month of June to Willow Walk.
 - ✓ Update for some of the longer-term vacancies:
 - Parkwood – a unit had extensive water damage and the covid supply-chain shortages had an impact on the repairs
 - Macadero – even though this is not a restricted, tax credit complex and rents are reasonable, we continue to have challenges with filling vacancies at this property. Several applicants have accepted a unit offer and then changed their mind at the last minute
 - Maintenance
 - ✓ We have a new staff member starting in June, which is exciting. We continue to search for one more person
 - ✓ Focus is on doing inspections at all of our properties. They are scheduled throughout the rest of the year
 - Supportive Housing Program
 - ✓ We are working with some of the new tenants at Willow Walk
 - ✓ At Paso Home Key, we continue to work with tenants during the construction
 - Paso Home Key
 - ✓ We have created a variety of weekly team meetings to ensure we have effective and appropriate collaboration onsite.
 - ✓ The key project for the next 6 months is the renovation work to get the homes renovated to be compliant with section 8 HQS requirements.

Vacancy Summary
as of 5/31/22

	<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 05/30</u>
	<u>Current Month</u>	<u>Rolling 12 Month</u>		<u>of GPR</u>	<u>% of GPR</u>					
NOTE: All day counts include weekends										
Tax Credit Properties (rolling 12 months)										
860 on the Wye	\$0	\$1,914	\$250,620	0.97%	0.76%	46	15%	3	20	100%
Atascadero	\$1,043	\$4,730	\$246,031	0.88%	1.92%	49	16%	3	19	89%
Bishop Street Studios	\$0	\$5,685	\$486,660	1.78%	1.17%	51	9%	3	33	100%
Brizzolara	\$970	\$17,578	\$398,496	0.45%	4.41%	79	23%	7	30	97%
Carmel	\$87	\$2,859	\$260,868	0.91%	1.10%	39	16%	3	19	100%
Courtyard	\$151	\$8,217	\$577,884	2.00%	1.42%	35	23%	8	35	100%
DRT (Johnson)	\$869	\$3,915	\$562,044	0.40%	0.70%	30	15%	6	40	95%
Halcyon	\$0	\$1,680	\$261,960	2.00%	0.64%	34	10%	2	20	100%
Hidden Creek	\$1,378	\$3,486	\$1,162,920	0.40%	0.30%	23	9%	7	80	99%
Ironworks	\$0	\$12,989	\$796,982	4.54%	1.63%	44	17%	8	46	100%
RAD175/SLO Villages	\$770	\$10,547	\$2,804,988	5.00%	0.38%	27	6%	10	175	100%
Islay Hills (Ironbark)	\$639	\$2,853	\$292,884	0.29%	0.97%	29	15%	3	20	95%
Laurel (Marvin Gardens)	\$1,026	\$2,069	\$331,956	0.29%	0.62%	27	13%	3	24	100%
Pismo Buchon	\$1,024	\$3,652	\$163,992	0.29%	2.23%	67	18%	2	11	91%
Total, Tax Credit Properties	\$7,957	\$82,174	Average=	1.44%	1.30%	41	15%	5		98%
SLONP Properties (rolling 12 months)										
Blue Heron	\$0	\$1,799	\$241,848	2.94%	0.74%	46	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	\$2,825	\$33,955	\$328,200	2.58%	10.35%	118	26%	5	19	89%
Margarita	\$0	\$6,267	\$345,360	2.52%	1.81%	132	5%	1	21	100%
Total, SLONP Properties	\$2,825	\$42,021	Average=	2.22%	2.58%	99	9%	2		98%
EIHC Properties (rolling 12 months)										
Poinsettia	\$1,530	\$26,557	\$448,488	3.56%	5.92%	42	40%	8	20	95%
Total, EIHC Properties	\$1,530	\$26,557								
50059/Other Properties (rolling 12 months)										
Anderson	\$23,752	\$225,535	\$982,329	4.00%	22.96%	308	26%	18	68	66%
Anderson Commercial	\$7,569	\$85,156	\$229,041		37.18%					
Dan Law	\$0	\$0	\$100,548	6.10%	0.00%	-	0%	0	9	100%
Parkwood	\$2,974	\$26,347	\$544,309	2.00%	4.84%	85	18%	6	34	100%
Total, 50059/Other Properties	\$34,295	\$337,038	Average=		16.24%	197	15%	8		89%
	\$46,607	\$487,790	Overall Average=		4.25%	160	18%	6		92%
prior month	\$43,705		Prior Month Overall=		4.00%	158	18%	6		92%
% increase/(decrease)	7%				net change					

June 7, 2022

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

FSS:

Continued outreach, case management and annual assessments. The below chart is as of 05-31-2022.

	Sandra	Traci	TOTAL
Active	34	29	63
New contracts added this month	1	0	1
Graduates this grant period	2	1	3
Terminated for Non-Compliance / Contract Expired / Voluntary Withdrawal within this grant period	0	4	4
Active participants who have ported out this grant period	0	0	0
Increase in Earned Income this month	378,347	308,121	686,468
Increase in Tenant Payment (TTP) this month	9,048	5,221	14,269
Total Escrow Accounts	28	18	46
New Escrow Accounts this grant period	0	3	3
Percentage of participants with an Escrow Account this month	82.35%	62.07%	73.02%
Total Escrow Account balance	212,670.48	96,870.19	309,540.67
Total interim withdrawals paid within this grant period	0	0	0
Total of Escrow Account funds paid out to FSS Graduates for this grant period	24,015.47	28,225.20	52,240.67

***FSS graduates (2022):** B. Kingsland-Medical Assistant, \$28,225.20 as 02/28/2022 (tw). C. Peters-Teacher, \$19,800.40 as of 02/28/2022 (sb). S. Waller-Office Technician, \$4,125.07 (sb).

***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.

*HUD FSS Final Rule was released with many changes to the FSS Program. We will have until November of 2022 to implement all of the changes. Trainings are scheduled to fully understand all of the changes and requirements.

SERVICES:

860 on the Wye 5-Year celebration/potluck planned for the residents on June 8th. We have had great success in the 5 years... A quick summary out of 19 units: We still have 14 original residents, 3 original residents have passed away, 1 resident moved to another HASLO property and 2 were asked to leave. All of this primarily operating as a "housing first" model. We continue to partner and collaborate with First Book to elevate the educational opportunities of our residents. We currently have 500 access codes for our residents to access eBooks. A "Meet & Greet" for our newest complex, Willow Walk in Nipomo, is scheduled for June 29th.

860 on the Wye - 5 Years – June 8, 2022



Development Update



Date of Update		6/9/2022	
DEVELOPMENT			
PROJECT	ACTION	NOTES/GOALS	
Anderson Hotel	Feasibility	The results of the Phase II analysis indicate that the contents of the UST are primarily heavy carbon-chain fuel hydrocarbons and can be classified as a Federal non-RCRA and California non-hazardous waste	
		Phase III soil testing has revealed that the tank is leaking into the soil, more borings have been authorized	
		Opinion of Probable Cost has been received, proforma allows for 22 million in hard costs to be spent	
	Delivery	Design/build or Design/assist, shortened feasibility period and technical difficulty does not allow for traditional design-bid-build	
	Financing	Application for HomeKey funds has been submitted, effectively will close the financial gap	
		July 2022 tax credit application a go	
Project HomeKey	Construction	Next phase of work to be completed by 10/2022, includes sinks, office expansion and shelter improvements	
Cleaver Site, Grover	Strategy	Partnership with PSHHC for 53 units of affordable housing	
	Entitlements	Fully Entitled, City Council approved the project on 12/13/2021	
	Financing	PSHHC will be applying for 7 mil in HOME funds. TCAC app expected to be either June of this year or March of 2023	
1422 & 1480 Monterey	Acquisition	Escrow closed on 1/11/2021	
	Strategy	Partnership with Jim Rendler, 100+ units of mixed-use housing. JB Enterprises to manage the commercial tenants	
	Entitlements	Incomplete letter received, responding to "environmental" impacts regarding the open channel that borders the site	
RAD Conversion	Financing	Third capital contribution received. Working on financial close out	
Toscano Site	Construction	Project broke ground on 1/10. Being managed by Hosanna Wendt, HASLO's new PM	
		Building 4 and 5 framing underway, footings being dug for building 3	
		Project is on schedule and on budget	
Office	Entitlements	Received Planning Commission approval on 6/10/20	
	Design Development	Plans are in plan check	
2655 Shell Beach Road	Strategy	26 units of senior housing, co-developing with Pacific Development Group	
	Financing	Received County draft funding recommendations in the amounts of \$249,000 HOME, \$345,000 HOME-ARP and \$250,987 Title 29.	
		Project was the only one in the Central Coast region. Will be breaking ground by end of year	
405 Atascadero Road	Construction	Rough grade complete, northern retaining wall has been poured and backfilled	
		Portion of mat slab has been poured, public utility connections in progress. Project is on schedule and on budget	
736 Orcutt Road	Strategy	40+ units of special needs housing, built around the old house	
	Entitlements	Project has been resubmitted for completeness	
	Financing	TCAC application planned for 2023	
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	Reviewing financing strategies for this site	

279 Bridge Street		
	Strategy	94 units of large family/senior mixed use housing
	Financing	Phased TCAC applications beginning in 2023
	Permitting	Phase 1 scheduled for initial building submittal in fall
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



Morro Bay Apartments



HomeKey ECHO Office Reno

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																								
A.1	<p> PHA Name: <u>Housing Authority of the City of San Luis Obispo</u> PHA Code: <u>CA064</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>2,787+</u> (waiting for new EHV count from HUD) PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below) </p> <table border="1" data-bbox="180 1346 1471 1913"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>NOT APPLICABLE</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:					NOT APPLICABLE																													
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B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
B.2	New Activities. – Not Applicable
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>See attached pages</p>
B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p style="margin-left: 40px;">Y N</p> <p style="margin-left: 40px;"><input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
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D. Affirmatively Furthering Fair Housing (AFFH).

D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>
	<p>Fair Housing Goal:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Not applicable. HASLO is not required to submit an AFH. From Instructions: "Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D."</p>
	<p>Fair Housing Goal:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Not applicable. HASLO is not required to submit an AFH. From Instructions: "Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D."</p>
	<p>Fair Housing Goal:</p>

Describe fair housing strategies and actions to achieve the goal

Not applicable. HASLO is not required to submit an AFH.

From Instructions: "Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D."

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section. (24 CFR §903.11(c)(3))

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. This section refers to new capital activities which is not applicable for HCV-Only PHAs.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

NARRATIVE - B3

B3. Progress Report

Description of progress toward meeting mission and goals of 5-Year Plan

HASLO's 5-Year Plan was approved by HUD October 15, 2020. The following is a re-statement of those goals, and a description of progress made.

1. Goal: Expand the Supply of Affordable Housing

San Luis Obispo County has one of the most severe affordable housing problems in California. The "housing affordability gap" (disparity between incomes and housing costs) is large. Additionally, the region struggles with very low rental housing vacancy rates. Expanding the supply of deed restricted housing affordable to low and very low-income households is a major priority.

Objective: HASLO on its own and through partnering with for-profit and non-profit organizations will pursue development opportunities and resources that increase the supply of affordable housing. These resources include Low-Income Housing Tax Credits, Home and CDBG funds, City Affordable Housing Funds, Inclusionary Zoning land donations, San Luis Obispo County Housing Trust Fund, State funding and Project Based Vouchers.

The following are some of the properties we anticipate developing during the Plan period. Each site is currently owned or controlled by HASLO:

Project	# Units	Housing Type	Status – Previous Report Period	Progress/Current Status
Nipomo	40	senior	Planned	Construction completed. 50% of new residents moved in. Remaining will move in by July 1 2022.
Toscano	38	family	Planned	In construction. Public Wall-raising ceremony held May 26, 2022
Courtyard	36	family	In construction	Completed and occupied
Monterey Street Housing	100	Mixed use residential and commercial. Family units and senior housing	Land under purchase agreement contract.	Land acquired. Project in planning and design.
Bridge Street	100	family & senior	Land under purchase contract	Land acquired. Project entitlements approved by City Council
Morro Bay	35	family	Land under purchase contract	Land acquired. Project approved by City Council. Now in construction.
Arroyo Grande	63	family	Land under purchase contract	Land acquired. Project entitlements approved by City Council.
Paso Homekey	113	homeless	Under purchase contract	Acquired and occupied. Under renovation. Consists of 24 doors of emergency shelter and 60 doors of permanent supportive housing. Former Motel 6 site.

Orcutt Rd, SLO	40	homeless	Site owned	Plans submitted to city for approval for 40 permanent supportive housing units
Victoria St	40	Mixed use	Land acquired	In planning
Broad St Mixed Use	9	mixed income/mixed use	Planned	Completed and occupied
Leff St New Office Construction	13,000 s.f.		Planned	Approved. Scheduled for construction start September 2022.
Anderson Hotel Preservation	68	Frail, primarily at-risk or homeless. This is a privately owned HUD multi-family project with expired regulatory agreement. Owners intend to sell or convert to market	HASLO negotiates Option to Purchase Agreement with owners.	HASLO is attempting to raise necessary capital for acquisition and rehabilitation. \$5.5 million in City, County and federal funding has been committed. A state Homekey funding application was submitted and we are awaiting decision. A Low-Income Housing Tax Credit app will be submitted June 28, should Homekey funds be awarded.
TOTAL Housing	682			

2. Goal: HASLO will work to preserve existing affordable housing Objectives

a. Complete rehabilitation work on former public housing converted to non-public housing under the RAD Program. 14 scattered sites. 175 units.

Previous Report Period: 75% complete.

Current Report Period Progress: 98% complete. All rehabilitation complete and units occupied. Minor contractor call back follow ups. Final tax credit pay-in pending state approval of 8609.

c. Anderson Hotel Acquisition/Rehab – The Anderson consists of a privately owned 5 story 100 year old building in San Luis Obispo with 68 HUD multi-family units each with Project Based Rental Assistance. Owner has indicated intent to sell/convert to another use, which could potentially result in loss of the affordable housing and displacement of residents. All occupants are extremely low/very low income frail/elderly.

Previous Report Period: HASLO has entered into a master lease with the owners that includes an Option to Purchase.

Current Report Period: Due diligence performed on acquisition. \$5.5 million in City, County and federal funding awarded. State Homekey application submitted. Low-Income Housing Tax Credit application to be submitted June 28, 2022 pending Homekey award.

3. Goal: Maximize Housing Choice Voucher Program Utilization Objectives

- a. HASLO maintained voucher utilization rate of above 97%.
- b. HASLO raised its payment standard to 110% of FMR for most unit types in order to maintain competitiveness in the marketplace.
- c. HASLO maintained leasing success in its Emergency Housing Voucher program by providing landlord incentives, including signing bonuses and damages guarantees.
- d. HASLO pursued all HUD opportunities for new vouchers in order to increase the number of households served. Only a small fraction of eligible families are able to be assisted under this program due to the voucher supply shortage.

4. Goal: Promote self-sufficiency of assisted households

HASLO pursued and obtained a HUD Self-Sufficiency grant renewal to operate a family self-sufficiency program. Additionally, HASLO continued to support a services program that assists special needs and “at risk” assisted households through case management and coordination with collaborative social service agencies, including CAPSLO (Community Action Partnership), America’s Job Center, Tri-Counties Regional Center, Restorative Partners, Transitions Mental Health/County Mental Health & Drug and Alcohol, and Veterans Services Center.

5. Goal: Continue to support the Continuum of Care efforts and the 10 Year Plan to End Homelessness in order to reduce homelessness

Pursuant to PIH NOTICE 2013-15 HASLO continued to participate in collaborations with key services providers, such as CAPSLO, ECHO (El Camino Homeless Organization), 5 Cities Homeless Coalition, Transitions Mental Health, Rise, Women's Shelter Program, and Restorative Partners.

HASLO provided setaside vouchers pursuant to PIH 2013-15 under MOU's with the above agencies to target the homeless. Additionally, HASLO partnered with El Camino Homeless Organization (ECHO) to purchase, renovate and operate permanent housing (HASLO 60 units) and Covid-safe interim housing (ECHO 42 units) under Paso Homekey (purchase and conversion of Motel 6 in Paso Robles, CA).

6. Goal: Maintain positive community relations and effective working collaborations with business, local government and non-profit community.

Objective: HASLO maintained positive community relations and provided regular educational opportunities to the community through ongoing participation in various committees and task forces, including chamber of commerce, Mayor's advisory committee, law enforcement roundtables, school SAFE programs, the countywide Housing Coalition (business, labor and non-profits), Homeless Services Oversight Council, League of Women Voters and YIMBY SLO ("Yes In My Back Yard"), SLO Supportive Housing Consortium, and others.

7. Goal: Diversity, Inclusion and Equity.

Objective:

HASLO staff members participated in a hosted training on "Perspectives on Equity and Inclusion". This training was provided through NAHRO, the National Association of Housing and Redevelopment Officials.

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, _____, the _____
Official's Name *Official's Title*

certify that the ~~5-Year PHA Plan~~ and/or Annual PHA Plan of the

Housing Authority of the City of San Luis Obispo
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

County of San Luis Obispo, CA

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The main goals of the 2020-24 SLO County Consolidated Plan (page 4 of Plan) are 1) increase supply of affordable housing, 2) maintain the current supply, and 3) decrease homelessness. HASLO's Annual Plan main goals are 1) Increase supply of housing (specific new construction goals listed in HASLO Plan, 2) Maintain existing affordable housing (examples included in HASLO Plan, such as Public Housing RAD rehabilitation), and 3) Decrease homelessness (examples in HASLO Plan include collaborations with shelter providers, and purchase/operation of 122 room Motel 6 for Project Homekey. (HASLO Annual Plan Section B6).

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10-1-22, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of San Luis Obispo

CA064

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2022-23 _____

5-Year PHA Plan for Fiscal Years 20____ - 20_____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official Jay C. Beck	Title Chairman
Signature	Date

RESOLUTION NO. 13 (2022 SERIES)

**RESOLUTION ADOPTING THE HOUSING AUTHORITY OF
SAN LUIS OBISPO'S ANNUAL PLAN**

WHEREAS, HUD requires the Housing Authority of San Luis Obispo (hereinafter "HASLO") to adopt an Annual Plan regarding its Housing Choice Voucher and Public Housing Programs; and

WHEREAS, HASLO has drafted a new Annual Plan (the "Plan") pursuant to HUD guidelines for the period commencing October 1, 2022; and

WHEREAS, a Legal Public Notice was published May 2nd inviting the public to review the draft Plan and solicit comments and suggestions for inclusion in the Plan; and

WHEREAS, the HASLO Commission held a public meeting to review the Plan and all comments on June 16, 2022; and

WHEREAS, the Plan must be submitted to HUD at least 75 days prior to the start of the fiscal year.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners approves the Annual Plan and its submittal to HUD.

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 16th day of June, 2022.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

RESOLUTION NO. 14 (2022 SERIES)

**RESOLUTION APPROVING AMENDMENTS TO THE
HOUSING AUTHORITY OF SAN LUIS OBISPO'S
ADMINISTRATIVE PLAN
FOR HOUSING QUALITY STANDARD INSPECTIONS**

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

WHEREAS, HASLO has authorized set-aside vouchers for the ongoing operations of Paso HomeKey, a project purchased through the State of California's HomeKey program. The HomeKey program provided for two years of operating subsidy that expire June 30, 2022 and the vouchers were awarded to ensure that the tenants had access to long-term affordable housing and that the permanent supportive housing would have the financial support for operations; and

WHEREAS, in order to approve a HAP contract for the Paso HomeKey tenants, the units need to pass HQS inspection, including the installation of a second sink for kitchen purposes. Due to the timing constraints of the permitting, funding and construction process, the installation of the kitchen sink will not be completed prior to the end of the temporary operating subsidy and the units would not pass the HQS inspection;

WHEREAS, in 2017, under the regulatory rules adopted by HUD under HOTMA (Housing Opportunities through Modernization Act), Housing Authorities are given the option to approve an assisted tenancy and make Housing Assistance Payments (HAPs) on a unit that does not meet Housing Quality Standards (HQS), provided the deficiency is non-life-threatening (NLT) deficiencies and a plan is in place to address the deficiency; and

WHEREAS, if the Housing Authority chooses to implement the NLT provision, the PHA must amend its administrative plan to explain the specific details on how the provision will be applied (e.g., PHA will apply the NLT provision to all or a portion of their initial inspections), and

WHEREAS, if the Housing Authority chooses to implement the NLT provision, the PHA must notify HUD via email of their choice to implement the provision so that HUD can ensure that PHAs' SEMAP scores are not negatively impacted.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners approves HASLO to approve assisted tenancy and make Housing Assistance Payments on a unit that fails to meet HQS provided the unit only has NLT deficiencies specifically for the Paso HomeKey project, 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 16th day of June, 2022.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY