

LOCATION: PER CA EXECUTIVE ORDER N-25-20, THIS MEETING WILL BE HELD BY TELECONFERENCE: 712-770-4598 / CODE 799287

PUBLIC MAY CALL IN TO 712-770-4598 / CODE 799287 TO PARTICIPATE BY TELEPHONE

TIME: 12:00 P.M.

12:00 PM	REGULAR MEETING	TELECONFERENCE
-----------------	------------------------	-----------------------

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 with the three minute time limit.
All items on the Consent Agenda are adopted by one motion.
RECOMMENDED ACTION: Approve Consent Agenda Items as Presented

- C1. **MINUTES OF THE BOARD OF COMMISSIONERS ANNUAL MEETING OF JANUARY 16, 2020**
Approve the Minutes of the Annual Board of Commissioners Meeting of January 16, 2020.
- 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. **CORONAVIRUS** – A brief update will be provided regarding current status of Covid-19 and HASLO actions.
2. **HASLO UTILITY ALLOWANCE FOR HOUSING CHOICE VOUCHER PROGRAMS**
The complete Utilities Allowance report will be disseminated at the meeting. (Time estimate 10 minutes)
RECOMMENDED ACTION: Adopt Resolution No. 4 (2020 Series) Approving Utility Allowances for the Housing Choice Voucher Programs.
3. **REVIEW HUD GUIDNACE REGARDING DENIAL OF SECTION 8 ASSISTANCE BASED ON PREVIOUS CIMINAL ACTIVITY.** HASLO has greatly expanded access to the Section 8 program to the homeless and other difficult to house populations, in particular working with emergency service providers such as CAPSLO, ECHO, Transitions Mental Health, and 5-Cities Homeless Coalition. However, denial of assistance due to past criminal convictions can be a major barrier to housing these populations. Staff will present HUD’s direction, HASLO’s current practice, and engage the commission in a discussion of issues for consideration and direction.
RECOMMENDATION: Discuss Criminal Background as it Relates to Section 8 Program and Provide Direction to Staff for future updates to Administrative Plan

ADJOURNMENT

The next Regular Meeting will be held on April 16, 2020, at 12:00 p.m. at 487 Leff Street, San Luis Obispo.

REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 11:45 A.M., ON MARCH 16, 2020, PRIOR TO THE 72-HOUR NOTICING REQUIREMENT.



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

DRAFT

MINUTES

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

January 16, 2020

CALL TO ORDER

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, January 16, at 12:00 p.m. at HASLO, 487 Leff Street, San Luis Obispo, California, by Chair Jay C. Beck.

ROLL CALL

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

ABSENT: Commissioner Gillett

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

PUBLIC COMMENT:

None

EXECUTIVE DIRECTOR'S REPORT:

- Scott Smith, Executive Director, said there is a possibility that we may open the Section 8 wait list this year. The current wait list has 175 people. In April HUD will inform us about funding.
- Maintenance has been decentralized. The new model assigns each Maintenance employee 80-100 units and they report directly to the Property Supervisors, on day to day matters, and ultimately the Maintenance Manager on larger matters.
- County staff has recommended additional funding for the Nipomo senior project. This should help the project compete for Low-Income Housing Tax Credits in March.

DISCUSSION ITEMS: Part I

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

After discussion, Commissioner Souza nominated Jay Beck to continue as Chair and Commissioner Crotser seconded. Commissioner Beck nominated Commissioner Boyer as Vice Chair and Commissioner Crotser again seconded.

ACTION TAKEN: A motion to adopt **Resolution No. 1 (2020 Series) Electing Chair and Vice Chair of the Housing Authority of the City of San Luis Obispo** was made by Commissioner Crotser, seconded by Commissioner Souza, and approved on the following roll call vote:

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

NOES: None

ABSENT: Commissioner Gillett

ABSTAINED: None

ACTION TAKEN: A motion to adopt **Resolution No. 2 (2020 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)** was made by Commissioner Crotser, seconded by Commissioner Souza, and approved on the following roll call vote:

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

CONSENT AGENDA:

Chair Beck had some comments regarding the reports. He thanked staff for the positive news regarding RAD. The Chair asked for more information on the Bishop Street Studios (BSS) fire and flood. Elaine Archer, Director of Housing Management, said that TMHA responded promptly hiring a company that handles disaster cleanup. Michael Burke, Director of Construction and Development, mentioned that the Community Room has already been restored and can be used again. Ken Litzinger, Director of Finance, indicated that while the damaged units are unoccupied we could lose some tax credit funding. Discussion continued about the status of other projects in development.

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF NOVEMBER 19, 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**

ACTION TAKEN: A motion to approve all Consent Agenda items with the changes requested was made by Commissioner Souza, seconded by Commissioner Boyer, and unanimously approved.

DISCUSSION ITEMS:

- D2. UPDATING ADMIN PLAN FOR HOMELESS PREFERENCE FOR MAINSTREAM VOUCHERS**

HASLO applied nationally for an award of 100 mainstream vouchers and received 60. These vouchers are limited by HUD to households that meet all 3 criteria: 1) homeless or close to being homeless, 2) disabled, and 3) non-elderly.

ACTION TAKEN: A motion to adopt **Resolution 3 (2020 Series) Approving Amendments to the Housing Authority of San Luis Obispo's Administrative Plan** was made by Commissioner Souza, seconded by Commissioner Crotser, and approved on the following roll call vote:

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

D3. AUTHORIZATION TO ACT AS ACCOMODATOR IN HOME PURCHASE FOR SAN LUIS OBISPO NON-PROFIT HOUSING CORPORATION

SLONP received CDBG funds to purchase a home in SLO to be utilized as shared housing. Due to the lengthy administrative process to disburse these funds, HASLO would like to purchase the home and then resell it to SLONP. The property must be vacant or owner occupied. Ideally, there would be space to add an ADU.

ACTION TAKEN: A motion to authorize **HASLO to identify a home in the City of SLO, borrow funds if necessary, and purchase the home, for subsequent re-sale to San Luis Obispo Non-Profit Housing Corporation** was made by Commissioner Steinberg, seconded by Commissioner Beck, and unanimously approved.

There being no further business, the meeting was adjourned at 12:31 p.m.

Respectfully submitted,

Scott Smith, Secretary

Executive Summary

Housing Choice Vouchers (“Section 8”)

- Waiting List Lease-up Activity:
 - There were 120 names remaining on the 2018-Fall waiting list. We started the intake process with 60 of the applicants in January/February and will begin the intake process for the balance of the applicants in March.
 - Based on an analysis for voucher utilization for 2020, we expect to re-open the waiting list at the end of April. We will select another 250 names in a lottery format.

Year	Lottery Size	Leased-up	% Leased	Rent-in-Place % of Leased-up
2015	500	133	26%	did not track
2017	250	97	38%	28%
2018	500	203	40%	30%
2018-Fall	250	24	10%	to be analyzed

- Average Housing Assistant Payment (HAP) Analysis –
 - The attached monthly report of the factors affecting average HAP per voucher has been updated to include the RAD PBV vouchers.
 - As a result of the RAD PBV vouchers, there has been a significant change in the trends on the report. Further analysis will be done as we progress through this year.
- Mainstream Voucher Activity
 - We were awarded 60 mainstream vouchers – for non-elderly, homeless families with a disabled family member.
 - Requires preferences that are being incorporated into the Admin Plan.
 - In the first two months of the year, we have achieved a 52% lease-up rate of the voucher award.
 - 16 agencies have made 113 referrals to HASLO and 27% of the referrals are successfully using their voucher.
 - Background screening is taking more time on these households as there are more extensive criminal histories in this group – mostly related to being homeless.
- FUP Voucher Activity
 - Last year we were awarded 38 vouchers (twice as many as we requested).
 - This award is done in partnership with the Department of Social Services and their Child Welfare Services department.
 - We meet monthly with DSS staff to review the utilization of the vouchers and any challenges faced by the participants in finding housing.
 - Similar to the Mainstream voucher applicant pool, background screening takes more time as most applicants do have a criminal background that they are taking steps to address

- Net voucher Activity for the year is shown in the chart below.
 - Annualized turnover of vouchers is showing a slight decline on a % basis given the recent addition of PBV-RAD vouchers, mainstream vouchers and Judson Terrace PBV vouchers.

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

Year	Month	New Leases	End of Participation	Net Change/ Month
2019	March	14	-23	-9
2019	April	13	17	30
2019	May	14	-17	-3
2019	June	21	-28	-7
2019	July	18	-20	-2
2019	August	26	-14	12
2019	September	21	-24	-3
2019	October	129	-10	119
2019	November	57	-18	39
2019	December	12	-24	-12
2020	January	37	-16	21
2020	February	19	-13	6
Totals for last 12 months		381	-190	191
<i>average change/month</i>		<i>32</i>	<i>-16</i>	
<i>annualized % turnover statistic</i>			<i>8.4%</i>	

- Distribution of Vouchers

- The chart below shows the breakdown of unit type by program and breakdown of “regular vouchers” versus “special purpose vouchers.”
- HUD requires that we track special purpose vouchers separately – VASH, FUP and Mainstream Vouchers.
- 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 for some of their participants.

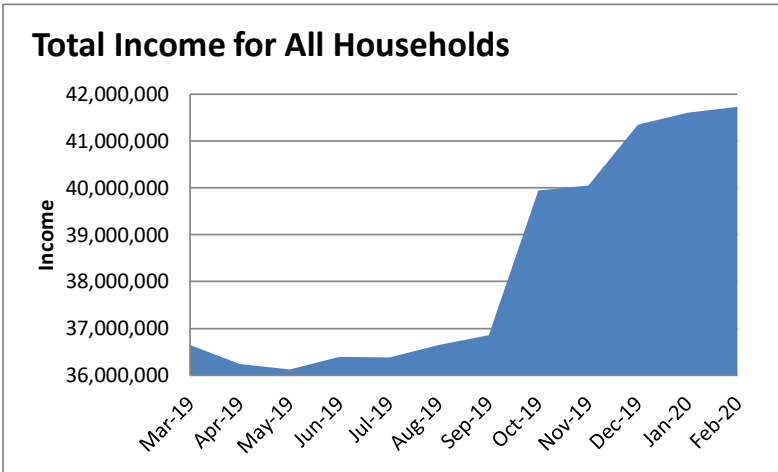
Vouchers, by Program Type
Trend Analysis Report
ad of 02/29/2020

	HUD Ctrct		# of Leased Participants, by voucher size						AVG	Notes
	Maximum	TOTAL	Studio	1 bd	2 bd	3 bd	4 bd	5 bd		
HCV & TPV	1,787	1,678	10	1,048	396	191	30	3	\$814	
RAD	175	112	9	11	36	36	18	2	\$713	<i>(effective 10/1/19, vacant units for relocation)</i>
PBV	259	251	8	73	79	79	12		\$760	<i>(includes new award for Judson Terrace 11/1/19)</i>
	2,221	2,041								
VASH	201	154		123	14	9	2		\$684	
PBV-VASH	25	20		19	1				\$726	<i>(pending 4 new PBV-VASH at OP4)</i>
FUP	38	14		1	6	6	1		\$1,182	<i>new award effective 2/1/19</i>
Mainstream	60	31		30					\$758	<i>new award effective 1/1/20</i>
	324	219								
	2,545	2,260	27	1,305	532	321	63	5		
<i>distribution by voucher size</i>			1%	58%	24%	14%	3%	0.2%		

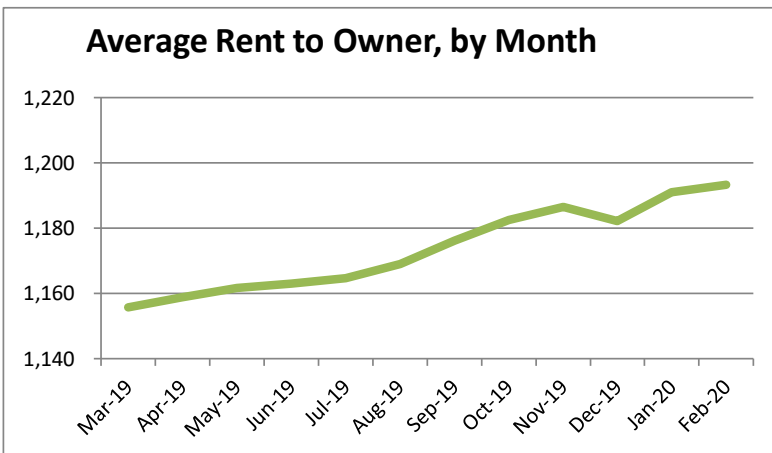
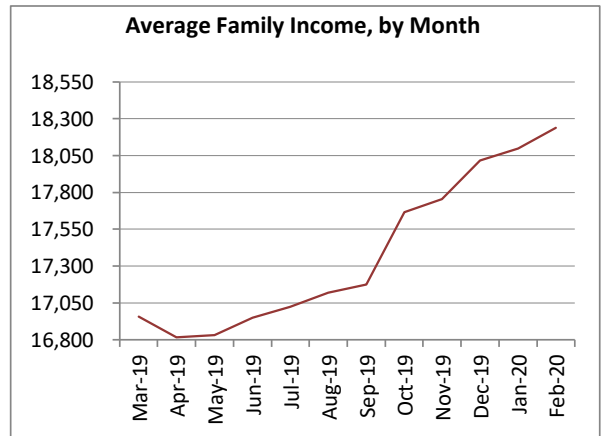
HASLO

Voucher Monthly Analysis (VMA)

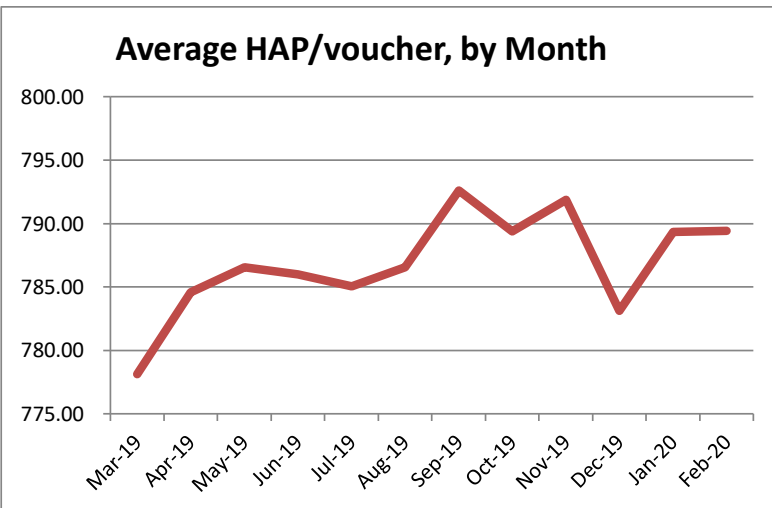
Rolling 12 months



Average Family Income, 12 month % change: 7.6%

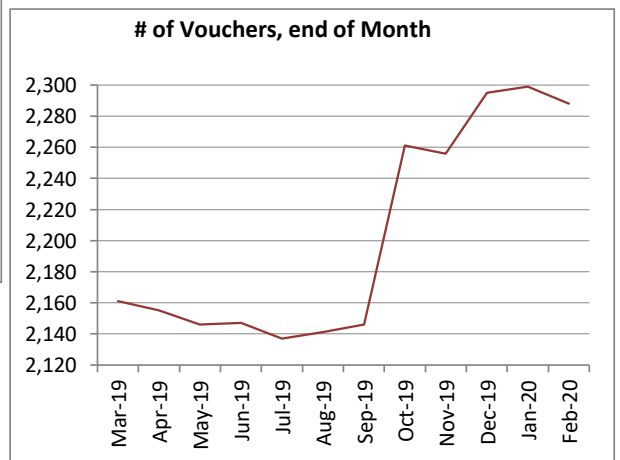


RTO, 12 month % change: 3.3%



Average HAP, 12 month % change: 1.5%

of HH members assisted: 4,339



SEMAP Indicators Report

As of February 29, 2020

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 February 29, 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	2308	01/20	18	34	2324	2332	100

Indicator 9: Annual Reexaminations

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

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

Number of Families with Active Record	Number of Late Reexaminations
2372	2 – both issues resolved

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

Indicator 10: Correct Tenant Rent Calculations

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

Number of Families with Active Record	Number of Rent Discrepancies
1656	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
--	------------

Number of Families with Active Record	Number of Inspections On or Before Effective Date
536	535 – 1 to be corrected

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

**Indicator 12:
Continuing HQS Inspections**

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

Number of Families with Active Record	Number of Late Inspections
1936	4 – 2 are out searching for a new apartment & 2 are late

[+] Families with overdue HQS inspections

**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	0	47	78

[+] 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:
 - Vacancies
 - ✓ There is a recent vacancy at the Anderson in one of the commercial spaces. This is the first vacancy in many years. They were able to move across the street to a newly vacated commercial space that meets their needs with minimal reinvestment. They had become frustrated with the Anderson plumbing leaks over the years and damage to their merchandise. With one year remaining on our lease with 955 Monterey, it will be a challenge to rent this space.
 - ✓ RAD 175 will be leasing some of the newly vacated ground floor units in order to accommodate the needs of the senior tenants at Toro Gardens during the renovation.
 - Waiting Lists
 - ✓ Several waiting lists are going to be opening this spring:
 - SLO Villages (RAD units) – we continue to try and fill vacant, renovated units with direct transfers from other units in RAD. This provides the tenant with the opportunity to move only once and minimizes the number of families to be displaced as each property undergoes renovation. This process has been well-received so far by the tenants.
 - Courtyard at the Meadows – begin planning for the rent-up of this new property. Rent-up likely to be done in two stages. There are 8 PBV vouchers.
 - Halcyon Collective – begin planning for the rent-up of this new property. There are no PBV vouchers.
 - Maintenance
 - ✓ We recently hired two trainees and are hopeful that this will be a great opportunity to develop the strength and depth of the department.
 - ✓ The team that works on turning over vacant units is also focusing on the vacant public housing units so that they are in good condition to be used for temporary relocation purposes during RAD.
 - RAD
 - ✓ Weekly planning meetings are held for the project, focusing on areas such as:
 - The temporary relocation schedule has been mapped out for the two year project. We are working with ASAP, the contracted movers for the project, to ensure that we have a commitment for services, even if there are changes in the schedule.
 - Relocation meetings are being held with individual families to do an assessment of their needs during temporary relocation. Responses have been very positive from families in the first few properties.
 - Three properties are largely complete and two properties are currently under renovation.

- 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.
 - ✓ Property Management and Resident Services coordinate to provide tenant events at several of the senior properties on a monthly basis.

March 10, 2020

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

FSS:

Continued outreach, case management and annual assessments. The below chart is as of 02-29-2020.

	Sandra	Traci	TOTAL
Active	37	32	69
New contracts added this month	1	0	1
Graduates this grant period	0	0	0
Terminated for Non-Compliance / Contract Expired / Voluntary Withdrawal within this grant period	0		
Active participants who have ported out this grant period	0	0	0
Increase in Earned Income this month	296,261	363,923	660,184
Increase in Tenant Payment (TTP) this month	6,201	7,098	13,299
Total Escrow Accounts	28	18	46
New Escrow Accounts this grant period	0	0	0
Percentage of participants with an Escrow Account this month	76%	56%	67%
Total Escrow Account balance	141,100	163,479	304,579
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	0	0	0

SERVICES:

- Resident Service’s staff onsite on at 8 of our properties (Iron Works, 860 on the Wye, South Hills Crossing, Hidden Creek, Atascadero Senior Housing, Carmel, Del Rio Terrance and Marvin Gardens). PM is helping out with services at the Anderson while we are recruiting for a replacement RS Assistant.
- 860 on the Wye case management and community garden. St. Patrick’s Day potluck scheduled for March 17th.
- Collaboration with the Food Bank of SLO to bring fresh fruits and vegetables to our family and senior properties.
- Collaboration with Community West Bank to provide Financial Education for both adults and youth on a monthly basis.
- Wilshire Hospice did a special presentation on “Living with Dying” in February, it went so well we have scheduled a follow up in April. All HASLO residents are invited to attend.
- Monthly 4-H activities at our 3 Learning Centers.

OTHER:

We are recruiting for a FT Resident Services Assistant (hoping to hold interviews at the end of the month). Case management for TBRA and RDLP clients who are not already working with a community agency. Resident Services pre lease interviews for applicants to HASLO properties.

Development Update



Date of Update	2/13/2020	
DEVELOPMENT	PROJECT	ACTION
	Halcyon Collective	Construction
		Installing drywall, site improvements, currently showing a May 31, 2020 completion
	RAD Conversion	
	The Courtyard	Construction
		Renovating Puerta Del Sol, queuing up Toro Senior
		Construction
		In construction, two buildings are on schedule, two buildings are delayed well past the lease up schedule in the Partnership Agreement. Strategy for partial occupancy in place.
		Financing
	Toscano Site	
		Contingency will be exhausted, requiring additional funds from outside sources or developer fee
		Site control
		Deeded to HASLO
		Entitlements
	Bishop Street Studios	
		Architecture RFPs received, working on unit mix, scheduled for entitlements in 2020
		Construction
		Occupancy granted for all the units, currently in final punch
		Financing
	Office	
		Converting to Perm
	Nipomo Senior 40	Conceptual
		ARC hearing scheduled for 3/2/20
		Strategy
		Co-development with HACSB and related party GC
		40 units of senior housing
		Financing
	2655 Shell Beach Road	
		TCAC rural application planned for 3/20
		Acquisition
		Seller has accepted a purchase agreement with a 12 month entitlement contingency
		Strategy
		20+ units of senior housing, co-developing with Pacific Development Group
		Entitlements
		Requires, CEQA, Coastal and Condition Use Permit Review. RRM to coordinate
		Conceptual
	405 Atascadero Road	
		Pre-conceptual hearing scheduled for 2/25/20
		Entitlements
		Conceptual Planning Review meeting held on 11/5 project was generally well received. Neighbor concerns were parking and height.
		Working with City of MB on Mitigated Negative Declaration and resubmittal for Planning Commission
		Strategy
		35 units of large family housing, co-developing with Jim Rendler
		Conceptual
	736 Orcutt Road	
		Waiting for MND period to conclude to be scheduled for Planning Commission
		Strategy
		30+ units of special needs housing, built around the old house
		Entitlements
		Pre-conceptual hearing planned for 2/20/20
	2690 Victoria	
		Strategy
		30+ units of large family mixed use housing on the former maintenance yard site
		Entitlements
		Design refinements in process
		Financing
		TCAC large family application planned for 7/20



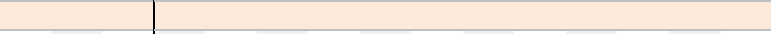
224 S. Halcyon Road

HASLO Development Outlook

Month													2021												2022								
	Feb.	Mar.	April	May	Jun	July	Aug	Sep	Oct.	Nov.	Dec.	Jan.	Feb.	Mar	April	May	June	July	Aug	Sep	Oct.	Nov.	Dec.	Jan.	Feb.	Mar	April	May	Jun	July	Aug	Sep	
Shell Beach Road 9% 20+ Large Family Units/Senior Units	Entitlements																																
													Raise Funding/Tax credit application																				
													Tax Credit Award/Closing																				
																									Construction Phase								
Tank Farm I 4%	Concepts Discussed/MOU																																
	Entitlements																																
													Raise Funding/Tax Credit Application																				
Tank Farm II 9%/4%	Concepts Discussed/MOU																																
	Entitlements																																
																									Construction Phase								

HASLO Development

Month	2023														
	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	Jun	July	Aug	Sep	Oct.	Nov.	Dec.
Nipomo Senior 40 4% 40 Units Senior															
Iron Works Mixed Use Private Finance 10 units/Commercial BSS 9% 34 Special Needs Units Courtyard 4% 36 Large Family Units 224 S. Halcyon 9% 20 Large Family Units															
Toscano 4%/9% 30+ Large Family Units															
RAD 4%															
405 Atascadero 9% 35 Large Family Units															
Office															
736 Orcutt 9% 30+ Special Needs															
Victoria Yard Site 9% 30+ Large Family Units															



Lease-Up

Qualified Occupancy

HASLO Developme

Month	2023														
	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	Jun	July	Aug	Sep	Oct.	Nov.	Dec.
Shell Beach Road 9% 20+ Large Family Units/Senior Units															
Tank Farm I 4%															
Tank Farm II 9%/4%															

Lease-Up

Qualified Occupancy

EXHIBIT A

Housing Choice Voucher Utility Allowance Schedule Effective April 1st, 2020

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	04/01/2020

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	71	101	170	209	276	0	0	0	0	0
Elect-All-NCty-t24	60	86	145	178	235	0	0	0	0	0
Elect-All-SCty	59	84	142	174	230	0	0	0	0	0
Elect-All-SCty-T24	50	71	121	148	196	0	0	0	0	0
Elect-Cook-NCty	10	13	20	27	41	0	0	0	0	0
Elect-Cook-NCty-T24	9	11	17	23	35	0	0	0	0	0
Elect-Cook-SCty	8	11	17	23	34	0	0	0	0	0
Elect-Cook-SCty-T24	7	9	14	20	29	0	0	0	0	0
Elect-Heat-NCty	19	25	46	58	80	0	0	0	0	0
Elect-Heat-NCty-T24	16	21	39	49	68	0	0	0	0	0
Elect-Heat-SCty	16	21	38	48	67	0	0	0	0	0
Elect-Heat-SCty-T24	14	18	32	41	57	0	0	0	0	0
Elect-Other-NCty	8	12	22	28	36	0	0	0	0	0
Elect-Other-NCty-T24	7	10	19	24	31	0	0	0	0	0
Elect-Other-SCty	7	10	18	23	30	0	0	0	0	0
Elect-Other-SCty-T24	6	9	15	20	26	0	0	0	0	0
Elect-Water-NCty	27	37	63	78	107	0	0	0	0	0
Elect-Water-NCty-T24	23	31	54	66	91	0	0	0	0	0
Elect-Water-SCty	22	31	53	65	89	0	0	0	0	0
Elect-Water-SCty-T24	19	26	45	55	76	0	0	0	0	0
Gas-All-NCty	38	52	67	79	94	0	0	0	0	0
Gas-All-NCty-T24	32	44	57	67	80	0	0	0	0	0
Gas-All-SCty	32	43	56	66	78	0	0	0	0	0
Gas-All-SCty-T24	27	37	48	56	66	0	0	0	0	0
Gas-Cook-NCty	4	5	8	10	12	0	0	0	0	0
Gas-Cook-NCty-T24	3	4	7	9	10	0	0	0	0	0
Gas-Cook-SCty	3	4	7	9	10	0	0	0	0	0
Gas-Cook-SCty-T24	3	3	6	8	9	0	0	0	0	0
Gas-Heat-NCty	25	31	40	46	54	0	0	0	0	0
Gas-Heat-NCty-T24	21	26	34	39	46	0	0	0	0	0
Gas-Heat-SCty	21	26	33	38	45	0	0	0	0	0
Gas-Heat-SCty-T24	18	22	28	32	38	0	0	0	0	0
Gas-water-NCty	7	11	15	19	23	0	0	0	0	0
Gas-Water-NCty-T24	6	9	13	16	20	0	0	0	0	0
Gas-Water-SCty	6	9	13	16	19	0	0	0	0	0

Previous versions are obsolete.

NCty: Atascadero, Paso Robles, San Miguel, Santa Margarita, Shandon, & Templeton.

SCty: Arroyo Grande, Avila Beach, Cambria, Cayucos, Grover Beach, Los Osos, Morro Bay, Nipomo, Oceano, Pismo Beach, Shell Beach, & San Luis Obispo.

Form HUD-52667 (7/2019)

Gas-Water-SCTy-T24	5	8	11	14	16	0	0	0	0	0
Sewer-Apts-Nipomo	40	40	40	40	40	0	0	0	0	0
Sewer-Apts-Pismo/Shell Beach	22	22	22	22	22	0	0	0	0	0
Sewer-Apts-San Miguel	53	53	53	53	53	0	0	0	0	0
Sewer-Arroyo Grande	28	28	31	33	35	0	0	0	0	0
Sewer-Avila Beach	49	49	59	89	119	0	0	0	0	0
Sewer-Cambria	33	36	42	50	59	0	0	0	0	0
Sewer-Cayucos	82	82	82	82	82	0	0	0	0	0
Sewer-Grover Beach	39	39	39	39	39	0	0	0	0	0
Sewer-Morro Bay	80	80	80	80	80	0	0	0	0	0
Sewer-Oceano	10	10	10	10	10	0	0	0	0	0
Sewer-Paso Robles	22	29	44	65	87	0	0	0	0	0
Sewer-Single Fam-Nipomo	47	47	47	47	47	0	0	0	0	0
Sewer-Single Fam-Pismo/Shell Beach	32	32	32	32	32	0	0	0	0	0
Sewer-SLO	36	42	55	75	96	0	0	0	0	0
Sewer-Sngl Fam-San Miguel	85	85	85	85	85	0	0	0	0	0
Sewer-Templeton	51	51	51	51	51	0	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	0	0	0	0	0
Tenant Provided Refrigerator	3	3	3	3	3	0	0	0	0	0
Trash-Arroyo Grande	18	18	18	23	23	0	0	0	0	0
Trash-Atascadero	26	26	26	40	40	0	0	0	0	0
Trash-Avila Beach	19	19	19	32	32	0	0	0	0	0
Trash-Cambria	24	24	24	49	49	0	0	0	0	0
Trash-Cayucos	15	15	15	17	17	0	0	0	0	0
Trash-Creston	35	35	35	51	51	0	0	0	0	0
Trash-Grover Beach	17	17	17	23	23	0	0	0	0	0
Trash-Los Osos	17	17	23	36	36	0	0	0	0	0
Trash-Morro Bay	12	21	21	40	40	0	0	0	0	0
Trash-Nipomo	19	19	19	27	27	0	0	0	0	0
Trash-Oceano	14	14	14	20	20	0	0	0	0	0
Trash-Paso Robles	27	28	31	40	40	0	0	0	0	0
Trash-Pismo/Shell Beach	16	16	16	32	32	0	0	0	0	0
Trash-San Miguel	27	27	27	42	42	0	0	0	0	0
Trash-Santa Margarita	34	34	34	50	50	0	0	0	0	0
Trash-Shandon	36	36	36	51	51	0	0	0	0	0
Trash-SLO	11	16	16	32	32	0	0	0	0	0
Trash-Templeton	28	28	28	40	40	0	0	0	0	0
Water-Arroyo Grande	47	51	59	71	84	0	0	0	0	0
Water-Atascadero	32	32	38	44	50	0	0	0	0	0
Water-Avila Beach	46	46	55	82	109	0	0	0	0	0
Water-Cambria	55	65	89	133	176	0	0	0	0	0
Water-Cayucos	70	70	87	104	121	0	0	0	0	0
Water-Grover Beach	29	34	44	60	76	0	0	0	0	0
Water-Los Osos	50	57	73	100	130	0	0	0	0	0
Water-Morro Bay	55	62	76	98	123	0	0	0	0	0

Previous versions are obsolete.

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

Form HUD-52667 (7/2019)

Water-Nipomo	41	46	57	74	90	0	0	0	0	0
Water-Oceano	29	34	44	57	77	0	0	0	0	0
Water-Paso Robles	26	31	43	59	76	0	0	0	0	0
Water-Pismo/Shell Beach	11	15	22	33	44	0	0	0	0	0
Water-San Miguel	45	45	49	61	74	0	0	0	0	0
Water-Santa Margarita	47	51	57	67	77	0	0	0	0	0
Water-Shandon	34	35	38	50	62	0	0	0	0	0
Water-SLO	34	39	50	70	86	0	0	0	0	0
Water-Templeton	29	30	32	36	42	0	0	0	0	0

Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.	Utility/Service/Appliance	Allowance
	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	

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			
	PY	CY	% Chng	PY	CY	% Chng	PY	CY	% Chng	PY	CY	% Chng	PY	CY	% Chng	
1. GAS for cooking, space heating, water heating; ELECTRICITY for lighting, refrigeration and small appliances. N County **New const after 1-1-03 w/Title 24 com	35	39	10%	47	53	11%	68	74	8%	81	89	9%	100	108	7%	
	42	46	9%	56	64	13%	82	89	8%	97	107	9%	120	130	8%	
	30	33	9%	40	45	11%	58	63	8%	69	76	9%	85	92	8%	
	35	38	8%	47	53	11%	69	75	8%	81	90	10%	101	110	8%	
2. GAS for space heating, water heating; ELECTRICITY for cooking, lighting, refrigeration and small appliances. N County Title 24 Compliant	37	42	12%	50	56	11%	74	81	9%	93	100	7%	119	128	7%	
	44	50	12%	60	67	10%	89	97	8%	111	120	8%	143	154	7%	
	30	35	14%	42	47	11%	62	68	9%	78	84	7%	100	108	7%	
	37	43	14%	51	57	11%	76	82	7%	94	102	8%	122	131	7%	
3. ALL ELECTRIC N County Title 24 Compliant	51	59	14%	73	84	13%	128	142	10%	158	174	9%	210	230	9%	
	61	71	14%	88	101	13%	154	170	9%	190	209	9%	252	276	9%	
	43	50	14%	62	71	13%	109	121	10%	134	148	9%	179	196	9%	
	52	60	13%	75	86	13%	131	145	10%	162	178	9%	214	235	9%	
4. ELECTRICITY for lighting, refrigeration and small appliances. N Coun Title 24 Compliant	4	7	43%	7	10	30%	15	18	17%	19	23	17%	27	30	10%	
	5	8	38%	8	12	33%	18	22	18%	23	28	18%	32	36	11%	
	3	6	50%	6	9	33%	13	15	13%	16	20	20%	23	26	12%	
	4	7	43%	7	10	30%	15	19	21%	20	24	17%	27	31	13%	
5. WATER	Arroyo Grande	46	47	2%	50	51	2%	58	59	2%	70	71	1%	83	84	1%
	Atascadero	20	32	38%	22	32	31%	30	38	21%	33	44	25%	37	50	26%
	Avila Beach	46	46	0%	46	46	0%	55	55	0%	82	82	0%	109	109	0%
	Cambria	37	55	33%	45	65	31%	62	89	30%	91	133	32%	122	176	31%
	Cayucos	64	70	9%	64	70	9%	77	87	11%	90	104	13%	103	121	15%
	Grover Beach	27	29	7%	32	34	6%	43	44	2%	58	60	3%	73	76	4%
	Los Osos	50	50	0%	57	57	0%	73	73	0%	100	100	0%	130	130	0%
	Morro Bay	39	55	29%	46	62	26%	59	76	22%	79	98	19%	105	123	15%
	Nipomo	37	41	10%	43	46	7%	52	57	9%	67	74	9%	83	90	8%
	Oceano	28	29	3%	33	34	3%	42	44	5%	57	57	0%	74	77	4%
	Paso Robles	23	26	12%	29	31	6%	39	43	9%	55	59	7%	71	76	7%
	Pismo Beach/Shell Beach	9	11	18%	12	15	20%	18	22	18%	27	33	18%	36	44	18%
	San Luis Obispo	33	34	3%	35	39	10%	48	50	4%	66	70	6%	83	86	3%
	San Miguel	41	45	9%	41	45	9%	45	49	8%	56	61	8%	67	74	9%
	Santa Margarita	41	47	13%	47	51	8%	49	57	14%	58	67	13%	66	77	14%
	Shandon	32	34	6%	34	35	3%	36	38	5%	48	50	4%	60	62	3%
Templeton	25	29	14%	26	30	13%	28	32	13%	31	36	14%	36	42	14%	
6. SEWER	Arroyo Grande	26	28	7%	26	28	7%	28	31	10%	30	33	9%	33	35	6%
	Atascadero															
	Avila Beach	49	49	0%	49	49	0%	59	59	0%	89	89	0%	119	119	0%
	Cambria	44	33	-33%	48	36	-33%	56	42	-33%	67	50	-34%	78	59	-32%
	Cayucos	76	82	7%	76	82	7%	76	82	7%	76	82	7%	76	82	7%
	Grover Beach	36	39	8%	36	39	8%	36	39	8%	36	39	8%	36	39	8%
	Morro Bay	57	80	29%	57	80	29%	57	80	29%	57	80	29%	57	80	29%
	Nipomo: SINGLE FAM RES	45	47	4%	45	47	4%	45	47	4%	45	47	4%	45	47	4%
	Nipomo: APTS	38	40	5%	38	40	5%	38	40	5%	38	40	5%	38	40	5%
	Oceano	10	10	0%	10	10	0%	10	10	0%	10	10	0%	10	10	0%
	Paso Robles	19	22	14%	27	29	7%	37	44	16%	55	65	15%	74	87	15%
	Pismo Beach/Shell Beach: SINGLE FAM RES	32	32	0%	32	32	0%	32	32	0%	32	32	0%	32	32	0%
	Pismo Beach/Shell Beach: APTS/MH	22	22	0%	22	22	0%	22	22	0%	22	22	0%	22	22	0%
	San Luis Obispo	33	36	8%	40	42	5%	52	55	5%	74	75	1%	95	96	1%
	San Miguel: SINGLE FAM ES	66	85	22%	66	85	22%	66	85	22%	66	85	22%	66	85	22%
	San Miguel: Apts	42	53	21%	42	53	21%	42	53	21%	42	53	21%	42	53	21%
Templeton	50	51	2%	50	51	2%	50	51	2%	50	51	2%	50	51	2%	
7. GARBAGE COLLECTION	Arroyo Grande	15	18	17%	15	18	17%	15	18	17%	20	23	13%	20	23	13%
	Atascadero	21	26	19%	21	26	19%	21	26	19%	36	40	10%	36	40	10%
	Avila Beach	16	19	16%	16	19	16%	16	19	16%	27	32	16%	27	32	16%
	Cambria	17	24	29%	17	24	29%	17	24	29%	33	49	33%	33	49	33%
	Cayucos	15	15	0%	15	15	0%	15	15	0%	17	17	0%	17	17	0%
	Creston	32	35	9%	32	35	9%	32	35	9%	46	51	10%	46	51	10%
	Los Osos	9	17	47%	9	17	47%	9	23	61%	26	36	28%	26	36	28%
	Grover Beach	15	17	12%	15	17	12%	15	17	12%	20	23	13%	20	23	13%
	Morro Bay	10	12	17%	15	21	29%	16	21	24%	30	40	25%	30	40	25%
	Nipomo	16	19	16%	17	19	11%	17	19	11%	23	27	15%	23	27	15%
	Oceano	13	14	7%	13	14	7%	14	14	0%	19	20	5%	19	20	5%
	Paso Robles	27	27	0%	28	28	0%	30	31	3%	39	40	3%	39	40	3%
	Pismo Beach/Shell Beach	15	16	6%	15	16	6%	15	16	6%	28	32	13%	28	32	13%
	San Luis Obispo	8	11	27%	13	16	19%	13	16	19%	26	32	19%	26	32	19%
	San Miguel	27	27	0%	27	27	0%	27	27	0%	42	42	0%	42	42	0%
	Santa Margarita	31	34	9%	31	34	9%	31	34	9%	46	50	8%	46	50	8%
Shandon	34	36	6%	34	36	6%	34	36	6%	48	51	6%	48	51	6%	
Templeton	25	28	11%	25	28	11%	25	28	11%	36	40	10%	36	40	10%	

 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.

Reviewed:
Implemented:

PART B

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

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

UTILITY OR SERVICE	Studio			1-bdrm			2-bdrm			3-bdrm			4-bdrm		
	PY	CY	% Chng	PY	CY	% Chng	PY	CY	% Chng	PY	CY	% Chng	PY	CY	% Chng
GAS - Cooking, Space Heating and Water Heating. N County Title 24 Compliant N County - Title 24	31	32	3%	40	43	7%	53	56	5%	62	66	6%	73	78	6%
	37	38	3%	48	52	8%	64	67	4%	74	79	6%	88	94	6%
	26	27	3%	34	37	7%	45	48	5%	53	56	6%	62	66	6%
	31	32	3%	41	44	8%	54	57	4%	63	67	6%	75	80	6%
GAS - Space Heating & Water Heating N County Title 24 Compliant N County - Title 24	25	27	7%	33	35	6%	43	46	7%	51	54	6%	61	64	5%
	30	32	6%	40	42	5%	52	55	5%	61	65	6%	73	77	5%
	21	23	7%	28	30	6%	37	39	7%	43	46	6%	52	54	5%
	26	27	6%	34	36	5%	44	47	5%	52	55	6%	62	65	5%
GAS - Space Heating & Cooking N County Title 24 Compliant N County - Title 24	23	24	4%	28	30	7%	37	40	8%	44	47	6%	52	55	5%
	28	29	3%	34	36	6%	44	48	8%	53	56	5%	62	66	6%
	20	20	4%	24	26	7%	31	34	8%	37	40	6%	44	47	5%
	24	25	3%	29	31	6%	37	41	8%	45	48	5%	53	56	6%
GAS - Space Heating N County Title 24 Compliant N County - Title 24	20	21	5%	24	26	8%	32	33	3%	36	38	5%	43	45	4%
	24	25	4%	29	31	6%	38	40	5%	43	46	7%	52	54	4%
	17	18	5%	20	22	8%	27	28	3%	31	32	5%	37	38	4%
	20	21	4%	25	26	6%	32	34	5%	37	39	7%	44	46	4%
ELECTRIC - Lighting, Refrigeration, and small appliances N County Title 24 Compliant N County - Title 24	4	7	43%	7	10	30%	15	18	17%	19	23	17%	27	30	10%
	5	8	38%	8	12	33%	18	22	18%	23	28	18%	32	36	11%
	3	6	43%	6	9	30%	13	15	17%	16	20	17%	23	26	10%
	4	7	38%	7	10	33%	15	19	18%	20	24	18%	27	31	11%
ELECTRIC - Cooking, lighting, refrigeration & sm. Appliances N County Title 24 Compliant N County - Title 24	12	15	20%	17	21	19%	31	35	11%	42	46	9%	58	64	9%
	14	18	22%	20	25	20%	37	42	12%	50	55	9%	70	77	9%
	10	13	20%	14	18	19%	26	30	11%	36	39	9%	49	54	9%
	12	15	22%	17	21	20%	31	36	12%	43	47	9%	60	65	9%
ELECTRIC - Lighting, water heating, refrigeration & sm. Appliances N County Title 24 Compliant N County - Title 24	26	29	10%	37	41	10%	64	71	10%	79	88	10%	106	119	11%
	31	35	11%	44	49	10%	77	85	9%	95	106	10%	127	143	11%
	22	25	10%	31	35	10%	54	60	10%	67	75	10%	90	101	11%
	26	30	11%	37	42	10%	65	72	9%	81	90	10%	108	122	11%
ELECTRIC - Cooking, Water Heating, Lighting, Refrigeration & small appliances N County Title 24 Compliant N County - Title 24	34	39	13%	50	56	11%	86	96	10%	106	117	9%	142	157	10%
	41	47	13%	60	67	10%	103	115	10%	127	140	9%	170	188	10%
	29	33	13%	43	48	11%	73	82	10%	90	99	9%	121	133	10%
	35	40	13%	51	57	10%	88	98	10%	108	119	9%	145	160	10%
ELECTRIC - Space heating N County Title 24 Compliant N County - Title 24	13	16	19%	18	21	14%	34	38	11%	43	48	10%	59	67	12%
	16	19	16%	22	25	12%	41	46	11%	52	58	10%	71	80	11%
	11	14	19%	15	18	14%	29	32	11%	37	41	10%	50	57	12%
	14	16	16%	19	21	12%	35	39	11%	44	49	10%	60	68	11%
ELECTRIC - ALL ELECTRIC N County Title 24 Compliant N County - Title 24	51	59	14%	73	84	13%	128	142	10%	158	174	9%	210	230	9%
	61	71	14%	88	101	13%	154	170	9%	190	209	9%	252	276	9%
	43	50	14%	62	71	13%	109	121	10%	134	148	9%	179	196	9%
	52	60	14%	75	86	13%	131	145	9%	162	178	9%	214	235	9%

RESOLUTION NO. 4 (2020 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, 2019, for changes to allowances to be effective with annual reexaminations or new contracts entered into on or after April 1st, 2020; 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 1st, 2020.

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

AYES:

NOES:

ABSENT:

ABSTAINED:

The foregoing Resolution was duly adopted and passed this 19th day of March, 2020.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY