



August 27, 2018

TO: LOCSD Board of Directors

FROM: Renee Osborne, General Manager

SUBJECT: **Agenda Item 12B – 9/6/2018 Board Meeting**
Discussion Regarding Phase 3 of the Los Osos Low Income Assistance Fund

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Renee Osborne

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SUMMARY

At the August 2nd Board of Directors meeting, your Board requested an item be placed on your September agenda for discussion regarding what Phase 3 of the Grant program would entail since there will be funds leftover after the completion of Phase 2.

STAFF RECOMMENDATION

Motion: I move that Phase 3 of the Los Osos Low Income Assistance Fund Project consists of paying for the annual sewer bill of a qualified applicant(s) using the HUD standards.

OR

Motion: I move that Phase 3 of the Los Osos Low Income Assistance Fund Project use the US Census Bureau median house hold income to help determine an alternate low income threshold and continue assisting residents with hook-up of their sewer laterals.

OR

(An alternate motion)

DISCUSSION

Staff has been in contact with both the Morro Bay National Estuary Program (MBNEP) and the Community Foundation and mentioned both ideas that were brought up by the Board at your August meeting.

- Find an alternative "Low Income Standard" source to follow that would have a higher annual income threshold that would allow leeway for those residents that just missed the Housing and Urban Development (HUD) low income threshold.
- Pay for a qualified (Low Income) applicant's sewer bill or assessment using the HUD standards.

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Attached are the emails from both the Community Foundation and the MBNEP with their responses to the two options. Also attached, are two alternative income standards. One was developed by the US Census Bureau. It only determines the median household income in Los Osos not the low income average, we would need to set the low income standard threshold from the median. The second is the State Department of Water Resource Disadvantaged Community Map. It lists the Bayridge area as the only disadvantaged group in Los Osos. Staff could not find any other alternative "low income standards" available.

The Board had mentioned that they would like to know the next steps that the County is going to take regarding non-compliant property owners. At the end of November, the County will be transferring all the properties that have not hooked up to the sewer or have not requested a permit to County Code Enforcement (CCE). The CCE will start sending out letters to the non-compliant property owners by Mid-December. These letters will go out both regular and certified mail. The CCE's next step will be to send out violation notices against the properties that have not complied. Eventually, the CCE will hand the continued violators over the Regional Water Control Board.

Staff would like direction on how to proceed with Phase 3 of the Los Osos Low Income Assistance Fund Project, while Phase 2 is in progress.

FINANCIAL IMPACT

All direct financial impact to the District is being invoiced to and paid through the Low Income Assistance Fund.

Attachments

Renee Osborne

From: Lexie Bell <LBell@mbnep.org>
Sent: Friday, August 10, 2018 10:01 AM
To: Len Smolburd; Renee Osborne
Subject: RE: Phase 2 Low Income program

Hi Renee,

Thanks for the update. Based on Len's email below, any changes to the low-income qualification must have some reasoning/documentation behind it (for example, if there is another standard for low income that state of California uses).

To me, it seems that providing some relief to qualified low-income residents on their annual sewer bill would qualify as an acceptable use of the funds. I will follow up with my Board of Directors to get their feedback.

Thank you!

Lexie Bell
Executive Director
Morro Bay National Estuary Program

Office 805.772.3834
Cell 805.242.3551
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lbell@mbnep.org

From: Len Smolburd [mailto:len@cfsloco.org]
Sent: Thursday, August 9, 2018 11:44 AM
To: Renee Osborne <rosborne@losososcsd.org>; Lexie Bell <LBell@mbnep.org>
Subject: RE: Phase 2 Low Income program

Hello Renee,

Please see attached Agency Disbursement Request Form. In regards to the provided ideas, the Fund agreement states that "the primary purpose of the Fund shall be provide assistance to low income families living in Los Osos who need financial assistance to pay for LOCSD services."

Please let me know if you have any questions or if I can provide any additional information.

Best,

-Len

Len Smolburd
Grants Manager
805-543-2323
www.cfsloco.org
Celebrating 20 Years of Impact!



From: Renee Osborne <rosborne@losososcscsd.org>
Sent: Wednesday, August 8, 2018 3:08 PM
To: Lexie Bell <LBell@mbnep.org>; Len Smolburd <len@cfsloco.org>
Subject: Phase 2 Low Income program

Lexi/Len,

Attached is the report for Phase 2 of the Low Income Assistance Fund. It was passed at the August 2nd Board Meeting. We will be discussing what to do in phase 3. We are certain we will have funds left over. Some Board members and some members of the public did throw out some suggestions.

- Reimburse low income residents that installed their sewer laterals with loans etc.
- Broaden the range of the low income threshold to catch residents that are slightly above the low income range.
- Pay for the annual sewer bill for some of the residents for one year.

Please let me know your thoughts on this subject.

Len,

Can you send me a fund requests form? We will be asking for an additional \$10,000. I think that would cover these next ten applicants with the \$20,000 that we already have in the account.

Thank you both for your assistance in this matter.

Renee Osborne
LOS OSOS CSD, General Manager
Grace Environmental Services
805-528-9379 Direct Line

From: Rosalyn Piza [mailto:rpiza@co.slo.ca.us]
Sent: Tuesday, August 14, 2018 10:22 AM
To: Renee Osborne <rosborne@losososcsd.org>
Subject: RE: County's next step

Hi Renee,

It was noted that your Board will be making a decision on what to do with the LOCSD funds that were set aside for low-income households in Los Osos. I hope the following info will help your Board move forward knowing how the County intends to proceed with enforcement. At this time, the Water Board has not established a plan for enforcement. The Water Board does have enforcement authority but wanted the County to work on establishing a plan to enforce our ordinance. The County has established an enforcement program as outlined in the August 7, 2018 Board Agenda.

<http://agenda.slocounty.ca.gov/agenda/sanluisobispo/Proposal.html;jsessionid=613D137C89EA83C823F1CF7F93E0B294?select=8972>

The task of individually checking non-connected parcels in Los Osos will be reviewed in early November. This is consistent with the County Financial Assistance Program consultant's contract for verifying income eligibility. Their contract ends in October. The Notice of Violation letters will be sent out depending on a property's connection status:

- Properties that will not require enforcement include ones eligible for financial assistance, or has obtained a building permit for connecting the sewer lateral. The financial assistance programs available at this time include grants or loans from the County, USDA, or LOCSD.
- Properties which will require enforcement includes expired building permits, no activity on current building permits (ie: no inspection within 6 months of having a building permit issued), properties that have applied for financial assistance but did not qualify, and all other properties that are not connected.

The list of properties that will require enforcement will be transferred to the County Code Enforcement on or before November 28. Properties with expired building permits or no inspection activity have their own timeline for notices which are handled by the County Planning and Building Department. Notice of Violation letters for all other properties will be prepared and mailed out in Mid-December. Once a property has been transferred to Code Enforcement, the allowable correction period and fines will be consistent with County Municipal Code as outlined in Title 1 and 23.

Please let us know what your Board decides to do so we can withhold enforcement on eligible LOCSD financial assistance households.



Rosalyn Piza, P.E.

Project Engineer

Public Works, County of San Luis Obispo

Tel: (805) 788-2759 | *An APWA Accredited Agency*

[Website](#) | [Twitter](#) | [Map](#)





FY 2018 INCOME LIMITS DOCUMENTATION SYSTEM

HUD.gov [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2018 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2018 Income Limit Area	Median Family Income	FY 2018 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
San Luis Obispo- Paso Robles- Arroyo Grande, CA MSA	\$80,600	Very Low (50%) Income Limits (\$)	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
		Extremely Low Income Limits (\$)*	17,500	20,000	22,500	25,100	29,420	33,740	38,060	42,380
		Low (80%) Income Limits (\$)	46,600	53,250	59,900	66,550	71,900	77,200	82,550	87,850

NOTE: San Luis Obispo County is part of the **San Luis Obispo-Paso Robles-Arroyo Grande, CA MSA**, so all information presented here applies to all of the **San Luis Obispo-Paso Robles-Arroyo Grande, CA MSA**.

The **San Luis Obispo-Paso Robles-Arroyo Grande, CA MSA** contains the following areas: San Luis Obispo County, CA;

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2018 Fair Market Rent (FMR) areas.



B19013

MEDIAN HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2016 INFLATION-ADJUSTED DOLLARS)

Universe: Households

2012-2016 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Tell us what you think. Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Los Osos CDP, California	
	Estimate	Margin of Error
Median household income in the past 12 months (in 2016 inflation-adjusted dollars)	69,056	+/-4,829

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2012-2016 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

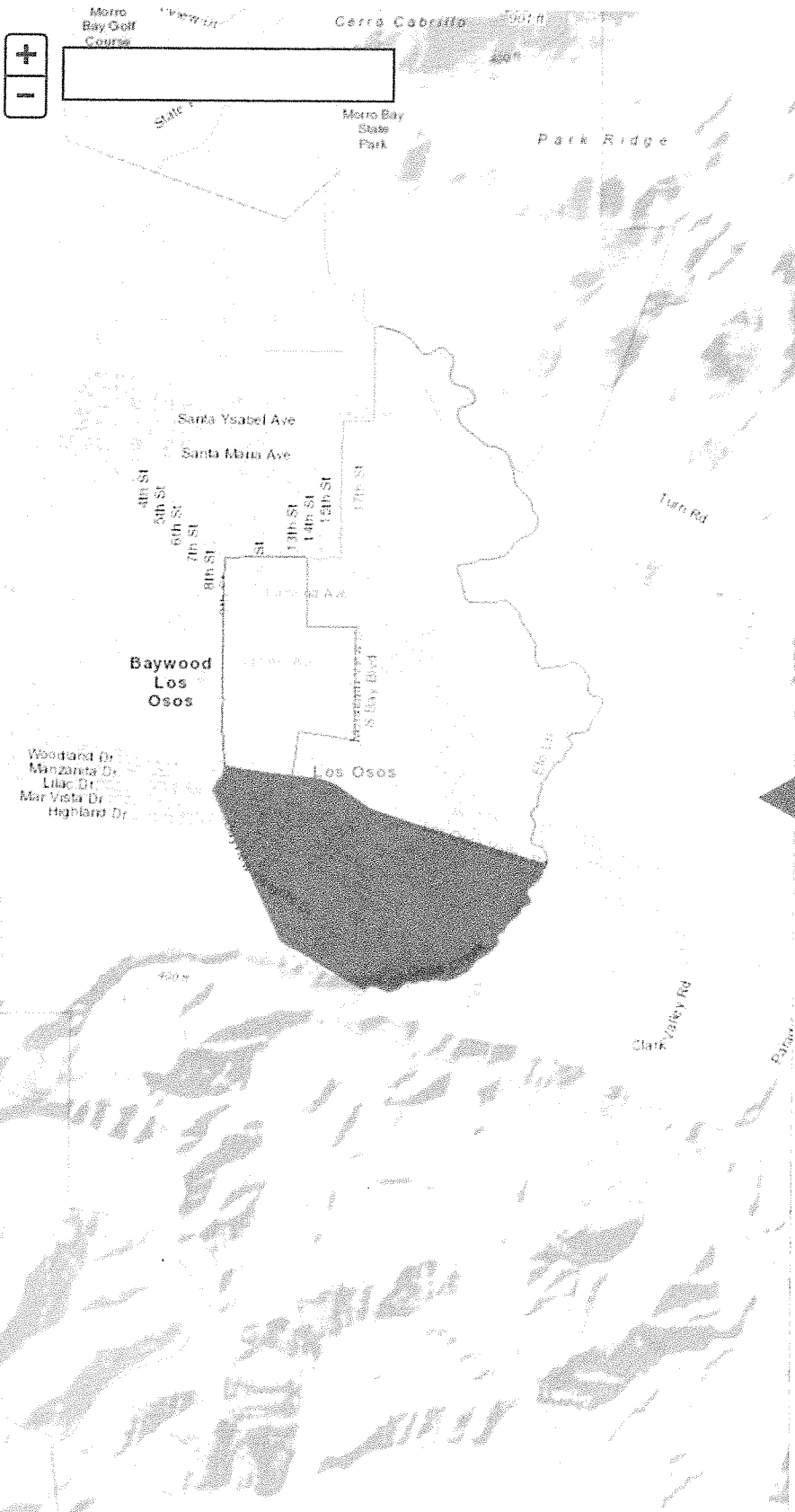
Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



Disadvantaged Communities Mapping Tool



Clear all [Help!](#)

Disadvantaged Communities Map

- County Boundaries
- Prop 1 Funding Areas
- Prop 84 Funding Areas
- IRWM Regions
- Disadvantaged Community Block Groups

- Severely Disadvantaged Community
- Disadvantaged Community

Disadvantaged Community Tracts

- Severely Disadvantaged Community
- Disadvantaged Community

Disadvantaged Community Places

- Data Not Available
- Severely Disadvantaged Community
- Disadvantaged Community

