U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Margaret Doss
Executive Director
Housing Authority of the Town of Montevallo
1204 ISLAND Street
MONTEVALLO AL, 35115

Dear Margaret Doss:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, AL079201ISF20D

This letter obligates $6,685 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $13,370 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
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- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
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- Renegotiate contracts with workforce and/or vendors.
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All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Margaret Doss
Executive Director
Housing Authority of the Town of Montevallo
1204 ISLAND Street
MONTEVALLO AL, 35115

Dear Margaret Doss:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, AL079202ISF20D

This letter obligates $6,685 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $13,370 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Amanda Chambers
Executive Director
Housing Authority of the City of Florala
22765 5th Ave.
FLORALA AL, 36442

Dear Amanda Chambers:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, AL111201ISF20D

This letter obligates $2,424 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $4,848 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Amanda Chambers
Executive Director
Housing Authority of the City of Florala
22765 5th Ave.
FLORALA AL, 36442

Dear Amanda Chambers:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, AL111202ISF20D

This letter obligates $2,424 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $4,848 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Zulieka Boykin
Executive Director
The Housing Authority of the City of Prichard
200 W. Prichard Ave.
Prichard AL, 36610

Dear Zulieka Boykin:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, AL169201ISF20D

This letter obligates $96,119 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $192,238 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Zulieka Boykin
Executive Director
The Housing Authority of the City of Prichard
200 W. Prichard Ave.
Prichard AL, 36610

Dear Zulieka Boykin:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, AL169202ISF20D

This letter obligates $96,119 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $192,238 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Doris Richardson
Executive Director
Evergreen Housing Authority
203 RABB Drive
EVERGREEN AL, 36401

Dear Doris Richardson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, AL181201ISF20D

This letter obligates $7,927 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $15,854 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Doris Richardson
Executive Director
Evergreen Housing Authority
203 RABB Drive
EVERGREEN AL, 36401

Dear Doris Richardson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, AL181202ISF20D

This letter obligates $7,927 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $15,854 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Johanna Jennings
Executive Director
Housing Authority of the City of Parkin
1755 S. Church
Parkin AR, 72373

Dear Johanna Jennings:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, AR072201ISF20D

This letter obligates $5,453 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $10,905 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Johanna Jennings
Executive Director
Housing Authority of the City of Parkin
1755 S. Church
Parkin AR, 72373

Dear Johanna Jennings:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, AR072202ISF20D

This letter obligates $5,453 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $10,905 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Rodney Hampton
Executive Director
Housing Authority of the City of Marmaduke
957 Lillian Boulevard
MARMADUKE AR, 72443

Dear Rodney Hampton:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, AR112201ISF20D

This letter obligates $27,106 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $110,546 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Rodney Hampton
Executive Director
Housing Authority of the City of Marmaduke
957 Lillian Boulevard
MARMADUKE AR, 72443

Dear Rodney Hampton:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, AR112202ISF20D

This letter obligates $27,106 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $110,546 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Rodney Hampton
Executive Director
Housing Authority of the City of Marmaduke
957 Lillian Boulevard
MARMADUKE AR, 72443

Dear Rodney Hampton:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, AR112101ISF20D

This letter obligates $56,334 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $110,546 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

James L. Thompson
Executive Director
Stuttgart Housing Authority
413 East Michigan Street
Stuttgart AR, 72160

Dear James L. Thompson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, AR166201ISF20D

This letter obligates $24,367 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $48,733 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

James L. Thompson
Executive Director
Stuttgart Housing Authority
413 East Michigan Street
Stuttgart AR, 72160

Dear James L. Thompson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, AR166202ISF20D

This letter obligates $24,367 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $48,733 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

David J. Keyser
Executive Director
Housing Authority of the Town of Seymour
32 SMITH Street
SEYMOUR CT, 6483

Dear David J. Keyser:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, CT035201ISF20D

This letter obligates $67,154 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $134,307 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

David J. Keyser
Executive Director
Housing Authority of the Town of Seymour
32 SMITH Street
SEYMOUR CT, 6483

Dear David J. Keyser:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, CT035202ISF20D

This letter obligates $67,154 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $134,307 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Lisa Jones-Landers
Executive Director
Winter Haven Housing Authority
2670 AVENUE C SW
WINTER HAVEN FL, 33880

Dear Lisa Jones-Landers:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, FL139201ISF20D

This letter obligates $76,309 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $152,618 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Lisa Jones-Landers
Executive Director
Winter Haven Housing Authority
2670 AVENUE C SW
WINTER HAVEN FL, 33880

Dear Lisa Jones-Landers:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, FL139202ISF20D

This letter obligates $76,309 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $152,618 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Robert N. Dull
Executive Director
Housing Authority of the City of Griffin
518 NINE OAKS Drive
GRIFFIN GA, 30224

Dear Robert N. Dull:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, GA061201ISF20D

This letter obligates $96,314 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $192,628 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

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- Reposition capital assets that are beyond their useful life.
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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Robert N. Dull
Executive Director
Housing Authority of the City of Griffin
518 NINE OAKS Drive
GRIFFIN GA, 30224

Dear Robert N. Dull:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, GA061202ISF20D

This letter obligates $96,314 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $192,628 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Nadine Thomas
Executive Director
Housing Authority of the City of Bainbridge
108 South Sims Street
Bainbridge GA, 39817

Dear Nadine Thomas:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, GA064101ISF20D

This letter obligates $12,511 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $276,465 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Yashiaca Brown
Executive Director
Housing Authority of the City of McRae
9 West Willow Creek Lane
McRae-Helena GA, 31055

Dear Yashiaca Brown:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, GA084101ISF20D

This letter obligates $2,528 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $71,604 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Yashiaca Brown
Executive Director
Housing Authority of the City of McRae
9 West Willow Creek Lane
McRae-Helena GA, 31055

Dear Yashiaca Brown:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, GA084201ISF20D

This letter obligates $34,538 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $71,604 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Yashiaca Brown
Executive Director
Housing Authority of the City of McRae
9 West Willow Creek Lane
McRae-Helena GA, 31055

Dear Yashiaca Brown:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, GA084202ISF20D

This letter obligates $34,538 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $71,604 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Joe Thomas
Executive Director
Housing Authority of the City of Newton
51 HILLIARD Street
CAMILLA GA, 31730

Dear Joe Thomas:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, GA109201ISF20D

This letter obligates $20,301 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $40,601 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Joe Thomas
Executive Director
Housing Authority of the City of Newton
51 HILLIARD Street
CAMILLA GA, 31730

Dear Joe Thomas:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, GA109202ISF20D

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- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

T. Diane Duffey
Executive Director
Housing Authority of the City of Cave Spring
121 Fincher Street
Cave Spring GA, 30124

Dear T. Diane Duffey:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, GA130101ISF20D

This letter obligates $7,688 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $29,292 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

T. Diane Duffey
Executive Director
Housing Authority of the City of Cave Spring
121 Fincher Street
Cave Spring GA, 30124

Dear T. Diane Duffey:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, GA130201ISF20D

This letter obligates $10,802 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $29,292 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

T. Diane Duffey
Executive Director
Housing Authority of the City of Cave Spring
121 Fincher Street
Cave Spring GA, 30124

Dear T. Diane Duffey:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, GA130202ISF20D

This letter obligates $10,802 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $29,292 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Destiny Gerhardt
Executive Director
Davenport Housing Commission
501 W. Third St
DAVENPORT IA, 52801

Dear Destiny Gerhardt:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IA045201ISF20D

This letter obligates $9,774 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $19,547 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Destiny Gerhardt
Executive Director
Davenport Housing Commission
501 W. Third St
DAVENPORT IA, 52801

Dear Destiny Gerhardt:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IA045202ISF20D

This letter obligates $9,774 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $19,547 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Babette Jamison-Varner
Executive Director
Housing Authority of the City of Freeport
1052 W GALENA Avenue
FREEPORT IL, 61032

Dear Babette Jamison-Varner:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IL029201ISF20D

This letter obligates $152,735 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $642,763 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Babette Jamison-Varner
Executive Director
Housing Authority of the City of Freeport
1052 W GALENA Avenue
FREEPORT IL, 61032

Dear Babette Jamison-Varner:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IL029202ISF20D

This letter obligates $152,735 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $642,763 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Babette Jamison-Varner
Executive Director
Housing Authority of the City of Freeport
1052 W GALENA Avenue
FREEPORT IL, 61032

Dear Babette Jamison-Varner:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IL029101ISF20D

This letter obligates $337,293 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $642,763 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Randy Keleher
Executive Director
Housing Authority of the County of Jodaviess
347 FRANKLIN Street
GALENA IL, 61036

Dear Randy Keleher:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IL082201ISF20D

This letter obligates $7,879 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $15,757 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Randy Keleher
Executive Director
Housing Authority of the County of Jodaviess
347 FRANKLIN Street
GALENA IL, 61036

Dear Randy Keleher:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IL082202ISF20D

This letter obligates $7,879 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $15,757 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

M. Jill Short
Executive Director
Housing Authority of the County of Wayne, Illinois
303 N 1ST Street
FAIRFIELD IL, 62837

Dear M. Jill Short:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IL088201ISF20D

This letter obligates $60,631 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $121,262 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

M. Jill Short
Executive Director
Housing Authority of the County of Wayne, Illinois
303 N 1ST Street
FAIRFIELD IL, 62837

Dear M. Jill Short:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IL088202ISF20D

This letter obligates $60,631 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $121,262 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Kimberly G Townsend
Executive Director
Housing Authority of the City of Anderson
528 W 11TH Street
ANDERSON IN, 46016

Dear Kimberly G Townsend:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IN006201ISF20D

This letter obligates $47,105 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $94,209 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Kimberly G Townsend
Executive Director
Housing Authority of the City of Anderson
528 W 11TH Street
ANDERSON IN, 46016

Dear Kimberly G Townsend:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IN006202ISF20D

This letter obligates $47,105 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $94,209 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Norma Thomas
Executive Director
Housing Authority of the City of Michigan City
621 E MICHIGAN Boulevard
MICHIGAN CITY IN, 46360

Dear Norma Thomas:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IN019201ISF20D

This letter obligates $101,322 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $639,842 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Norma Thomas
Executive Director
Housing Authority of the City of Michigan City
621 E MICHIGAN Boulevard
MICHIGAN CITY IN, 46360

Dear Norma Thomas:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IN019202ISF20D

This letter obligates $101,322 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $639,842 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Norma Thomas
Executive Director
Housing Authority of the City of Michigan City
621 E MICHIGAN Boulevard
MICHIGAN CITY IN, 46360

Dear Norma Thomas:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IN019101ISF20D

This letter obligates $437,198 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $639,842 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Bobbie Ames
Executive Director
Housing Authority of the City of Bedford
1305 K Street
BEDFORD IN, 47421

Dear Bobbie Ames:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IN031201ISF20D

This letter obligates $43,434 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $86,868 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Bobbie Ames
Executive Director
Housing Authority of the City of Bedford
1305 K Street
BEDFORD IN, 47421

Dear Bobbie Ames:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IN031202ISF20D

This letter obligates $43,434 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $86,868 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
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- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Sandra Owen
Executive Director
Bloomfield Housing Authority
MAIN
BLOOMFIELD IN, 47424

Dear Sandra Owen:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IN032201ISF20D

This letter obligates $13,074 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $26,147 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Sandra Owen
Executive Director
Bloomfield Housing Authority
MAIN
BLOOMFIELD IN, 47424

Dear Sandra Owen:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, IN032202ISF20D

This letter obligates $13,074 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $26,147 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Gayle Lunsford
Executive Director
Housing Authority of Medicine Lodge
200 S. Cherry St.
Medicine Lodge KS, 67104

Dear Gayle Lunsford:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KS057201ISF20D

This letter obligates $10,515 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $21,029 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Gayle Lunsford
Executive Director
Housing Authority of Medicine Lodge
200 S. Cherry St.
Medicine Lodge KS, 67104

Dear Gayle Lunsford:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KS057202ISF20D

This letter obligates $10,515 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $21,029 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

JoAnn Sutton
Executive Director
Manhattan Housing Authority
300 No. 5th Street
MANHATTAN KS, 66502

Dear JoAnn Sutton:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KS063101ISF20D

This letter obligates $51,525 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $232,179 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

JoAnn Sutton
Executive Director
Manhattan Housing Authority
300 No. 5th Street
MANHATTAN KS, 66502

Dear JoAnn Sutton:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KS063201ISF20D

This letter obligates $90,327 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $232,179 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
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Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

JoAnn Sutton
Executive Director
Manhattan Housing Authority
300 No. 5th Street
MANHATTAN KS, 66502

Dear JoAnn Sutton:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KS063202ISF20D

This letter obligates $90,327 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $232,179 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Jewell Rayl
Executive Director
Burrton Housing Authority
460 E. Adams St
BURRTON KS, 67020

Dear Jewell Rayl:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KS078201ISF20D

This letter obligates $4,138 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $8,275 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
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- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Jewell Rayl
Executive Director
Burrton Housing Authority
460 E. Adams St
BURRTON KS, 67020

Dear Jewell Rayl:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KS078202ISF20D

This letter obligates $4,138 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $8,275 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Sam McCoy
Executive Director
Housing Authority of Corbin
1336 Madison Street
Corbin KY, 40702

Dear Sam McCoy:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY010201ISF20D

This letter obligates $79,742 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $159,484 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Sam McCoy
Executive Director
Housing Authority of Corbin
1336 Madison Street
Corbin KY, 40702

Dear Sam McCoy:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY010202ISF20D

This letter obligates $79,742 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $159,484 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Erica Fugate
Executive Director
Housing Authority of Whitesburg
4 Banks Street
Whitesburg KY, 41858

Dear Erica Fugate:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY044201ISF20D

This letter obligates $9,738 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $19,476 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Erica Fugate
Executive Director
Housing Authority of Whitesburg
4 Banks Street
Whitesburg KY, 41858

Dear Erica Fugate:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY044202ISF20D

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Holly Horlander
Executive Director
Housing Authority of Columbia
922 Carrie Bolin
Columbia KY, 42728

Dear Holly Horlander:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY064201ISF20D

This letter obligates $4,893 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $9,786 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Holly Horlander
Executive Director
Housing Authority of Columbia
922 Carrie Bolin
Columbia KY, 42728

Dear Holly Horlander:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY064202ISF20D

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Timothy Kitts
Executive Director
Housing Authority of Stanford
100 Lacy Street
Stanford KY, 40484

Dear Timothy Kitts:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY079201ISF20D

This letter obligates $5,474 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $10,948 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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December 8, 2020

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Housing Authority of Stanford
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- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Glenda Wathen
Executive Director
Housing Authority of Hodgenville
501 Miami Court
Hodgenville KY, 42748

Dear Glenda Wathen:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY083201ISF20D

This letter obligates $8,747 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $17,493 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Glenda Wathen
Executive Director
Housing Authority of Hodgenville
501 Miami Court
Hodgenville KY, 42748

Dear Glenda Wathen:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY083202ISF20D

This letter obligates $8,747 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $17,493 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Bobbie Jarrett
Executive Director
Housing Authority of Morganfield
703 Culver Drive
Morganfield KY, 42437

Dear Bobbie Jarrett:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY093201ISF20D

This letter obligates $24,434 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $174,331 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Bobbie Jarrett
Executive Director
Housing Authority of Morganfield
703 Culver Drive
Morganfield KY, 42437

Dear Bobbie Jarrett:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY093202ISF20D

This letter obligates $24,434 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $174,331 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
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3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Bobbie Jarrett
Executive Director
Housing Authority of Morganfield
703 Culver Drive
Morganfield KY, 42437

Dear Bobbie Jarrett:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY093101ISF20D

This letter obligates $125,463 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $174,331 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Suzanne Slater
Executive Director
Housing Authority of Sturgis
116 E Old Providence Road
Sturgis KY, 42459

Dear Suzanne Slater:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY094201ISF20D

This letter obligates $9,453 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $18,906 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Suzanne Slater
Executive Director
Housing Authority of Sturgis
116 E Old Providence Road
Sturgis KY, 42459

Dear Suzanne Slater:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY094202ISF20D

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Mike Hynes
Executive Director
Housing Authority of Scottsville
110 South Court
Scottsville KY, 42164

Dear Mike Hynes:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY104201ISF20D

This letter obligates $23,543 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $47,086 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Mike Hynes
Executive Director
Housing Authority of Scottsville
110 South Court
Scottsville KY, 42164

Dear Mike Hynes:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY104202ISF20D

This letter obligates $23,543 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $47,086 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Mike Hynes
Executive Director
Housing Authority of Martin County
2600 Hode Road
Warfield KY, 41267

Dear Mike Hynes:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY149201ISF20D

This letter obligates $1,830 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $3,660 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Office of Public Housing and Voucher Programs

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Mike Hynes
Executive Director
Housing Authority of Martin County
2600 Hode Road
Warfield KY, 41267

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SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, KY149202ISF20D

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Executive Director
Executive Director
Housing Authority of New Iberia
325 NORTH Street
NEW IBERIA LA, 70560

Dear Executive Director:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, LA027101ISF20D

This letter obligates $39,671 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $194,785 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Executive Director
Executive Director
Housing Authority of New Iberia
325 NORTH Street
NEW IBERIA LA, 70560

Dear Executive Director:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, LA027201ISF20D

This letter obligates $77,557 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $194,785 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

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Executive Director
Housing Authority of New Iberia
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NEW IBERIA LA, 70560

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SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, LA027202ISF20D

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Netrina England
Executive Director
Housing Authority of Ferriday
27393 HIGHWAY 15
FERRIDAY LA, 71334

Dear Netrina England:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, LA076201ISF20D

This letter obligates $9,816 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $19,631 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Leatrice Hollis
Executive Director
Housing Authority of St. Charles Parish
P.O. BOX 448
Boutte LA, 70039

Dear Leatrice Hollis:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, LA094201ISF20D

This letter obligates $46,032 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $92,063 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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December 8, 2020

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- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Kathleen Bearb
Executive Director
Housing Authority of the Town of Youngsville
125 ROMERO Street
YOUNGSVILLE LA, 70592

Dear Kathleen Bearb:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, LA100201ISF20D

This letter obligates $1,603 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $3,205 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Kathleen Bearb
Executive Director
Housing Authority of the Town of Youngsville
125 ROMERO Street
YOUNGSVILLE LA, 70592

Dear Kathleen Bearb:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, LA100202ISF20D

This letter obligates $1,603 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $3,205 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Sue Sullivan
Executive Director
Housing Authority of the Town of Cotton Valley
437 Crow Street
Cotton Valley LA, 71018

Dear Sue Sullivan:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, LA117201ISF20D

This letter obligates $1,860 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $3,720 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Sue Sullivan
Executive Director
Housing Authority of the Town of Cotton Valley
437 Crow Street
Cotton Valley LA, 71018

Dear Sue Sullivan:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, LA117202ISF20D

This letter obligates $1,860 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $3,720 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Consondra Dorsey-Davis
Executive Director
Housing Authority of the Town of Colfax
300 Park Lane
COLFAX LA, 71417

Dear Consondra Dorsey-Davis:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, LA122201ISF20D

This letter obligates $11,200 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $22,400 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Consondra Dorsey-Davis
Executive Director
Housing Authority of the Town of Colfax
300 Park Lane
COLFAX LA, 71417

Dear Consondra Dorsey-Davis:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, LA122202ISF20D

This letter obligates $11,200 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $22,400 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Tammie Groover
Executive Director
Housing Authority of City of Covington
303 W 33RD Avenue
COVINGTON LA, 70433

Dear Tammie Groover:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, LA238201ISF20D

This letter obligates $11,169 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $22,337 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Tammie Groover
Executive Director
Housing Authority of City of Covington
303 W 33RD Avenue
COVINGTON LA, 70433

Dear Tammie Groover:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, LA238202ISF20D

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Doug Bushman
Executive Director
Fitchburg H.A.
50 Day Street
Fitchburg MA, 1420

Dear Doug Bushman:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MA037201ISF20D

This letter obligates $22,256 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $44,512 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Doug Bushman
Executive Director
Fitchburg H.A.
50 Day Street
Fitchburg MA, 1420

Dear Doug Bushman:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MA037202ISF20D

This letter obligates $22,256 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $44,512 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Bernhard Kirstein
Executive Director
Needham Housing Authority
28 Captain Robert Cook Drive
Needham MA, 2494

Dear Bernhard Kirstein:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MA065201ISF20D

This letter obligates $9,097 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $18,194 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Bernhard Kirstein
Executive Director
Needham Housing Authority
28 Captain Robert Cook Drive
Needham MA, 2494

Dear Bernhard Kirstein:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MA065202ISF20D

This letter obligates $9,097 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $18,194 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Sharon Land
Executive Director
Glenarden Housing Authority
8639 GLENARDEN Parkway
GLENARDEN MD, 20706

Dear Sharon Land:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MD011201ISF20D

This letter obligates $8,064 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $16,127 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Sharon Land
Executive Director
Glenarden Housing Authority
8639 GLENARDEN Parkway
GLENARDEN MD, 20706

Dear Sharon Land:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MD011202ISF20D

This letter obligates $8,064 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $16,127 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Clifton Martin
Executive Director
Housing Commisson of Anne Arundel County
7477 BALTIMORE ANNAPOLIS BLVD.
GLEN BURNIE MD, 21060

Dear Clifton Martin:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MD018201ISF20D

This letter obligates $412,280 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $1,469,158 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Clifton Martin
Executive Director
Housing Commisson of Anne Arundel County
7477 BALTIMORE ANNAPOLIS BLVD.
GLEN BURNIE MD, 21060

Dear Clifton Martin:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MD018202ISF20D

This letter obligates $412,280 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $1,469,158 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Clifton Martin
Executive Director
Housing Commisson of Anne Arundel County
7477 BALTIMORE ANNAPOLIS BLVD.
GLEN BURNIE MD, 21060

Dear Clifton Martin:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MD018101ISF20D

This letter obligates $644,598 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $1,469,158 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Stacey Michaud
Executive Director
Fort Fairfield Housing Authority
18 Fields Lane
Fort Fairfield ME, 4742

Dear Stacey Michaud:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, ME002201ISF20D

This letter obligates $3,657 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $7,314 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Stacey Michaud
Executive Director
Fort Fairfield Housing Authority
18 Fields Lane
Fort Fairfield ME, 4742

Dear Stacey Michaud:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, ME002202ISF20D

This letter obligates $3,657 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $7,314 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Debora Keller
Executive Director
Bath Housing Authority
80 CONGRESS Avenue
BATH ME, 4530

Dear Debora Keller:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, ME019201ISF20D

This letter obligates $56,614 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $113,227 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Debora Keller
Executive Director
Bath Housing Authority
80 CONGRESS Avenue
BATH ME, 4530

Dear Debora Keller:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, ME019202ISF20D

This letter obligates $56,614 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $113,227 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Angela Mayeaux
Executive Director
Muskegon Housing Commission
1080 Terrace
MUSKEGON MI, 49442

Dear Angela Mayeaux:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MI066201ISF20D

This letter obligates $56,667 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $113,333 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Angela Mayeaux
Executive Director
Muskegon Housing Commission
1080 Terrace
MUSKEGON MI, 49442

Dear Angela Mayeaux:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MI066202ISF20D

This letter obligates $56,667 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $113,333 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Cathy Gordon
Executive Director
Sturgis Housing Commission
128 S NOTTAWA Street
STURGIS MI, 49091

Dear Cathy Gordon:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MI069201ISF20D

This letter obligates $12,649 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $25,297 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Cathy Gordon
Executive Director
Sturgis Housing Commission
128 S NOTTAWA Street
STURGIS MI, 49091

Dear Cathy Gordon:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MI069202ISF20D

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Carlos Sanchez
Executive Director
Grand Rapids Housing Commission
1420 FULLER Avenue SE
GRAND RAPIDS MI, 49507

Dear Carlos Sanchez:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MI073201ISF20D

This letter obligates $43,310 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $86,620 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Carlos Sanchez
Executive Director
Grand Rapids Housing Commission
1420 FULLER Avenue SE
GRAND RAPIDS MI, 49507

Dear Carlos Sanchez:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MI073202ISF20D

This letter obligates $43,310 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $86,620 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Sue Gardner
Executive Director
Luna Pier Housing Commission
10885 ELLEN Street
LUNA PIER MI, 48157

Dear Sue Gardner:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MI098201ISF20D

This letter obligates $54,137 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $108,274 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Sue Gardner
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LUNA PIER MI, 48157

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SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MI098202ISF20D

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Franklin Hatchett
Executive Director
Highland Park Housing Commission
13725 JOHN R Street
HIGHLAND PARK MI, 48203

Dear Franklin Hatchett:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MI105201ISF20D

This letter obligates $45,301 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $90,601 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Franklin Hatchett
Executive Director
Highland Park Housing Commission
13725 JOHN R Street
HIGHLAND PARK MI, 48203

Dear Franklin Hatchett:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MI105202ISF20D

This letter obligates $45,301 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $90,601 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Mikel B. Olson
Executive Director
HRA of Fergus Falls, Minnesota
1151 Friberg Ave.
FERGUS FALLS MN, 56537

Dear Mikel B. Olson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN008201ISF20D

This letter obligates $19,044 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $38,088 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Mikel B. Olson
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HRA of Fergus Falls, Minnesota
1151 Friberg Ave.
FERGUS FALLS MN, 56537

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Maria Marthaler
Executive Director
HRA of Wadena, Minnesota
222 2ND Street SE
WADENA MN, 56482

Dear Maria Marthaler:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN018201ISF20D

This letter obligates $7,499 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $14,997 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

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222 2ND Street SE
WADENA MN, 56482

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Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Carman Mills
Executive Director
HRA of Montevideo, Minnesota
501 N 1ST Street
MONTEVIDEO MN, 56265

Dear Carman Mills:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN026201ISF20D

This letter obligates $23,814 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $47,628 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
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3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
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All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Carman Mills
Executive Director
HRA of Montevideo, Minnesota
501 N 1ST Street
MONTEVIDEO MN, 56265

Dear Carman Mills:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN026202ISF20D

This letter obligates $23,814 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $47,628 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Scott Wilson
Executive Director
HRA of Park Rapids, Minnesota
500 RIVERSIDE Avenue
PARK RAPIDS MN, 56470

Dear Scott Wilson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN043201ISF20D

This letter obligates $2,346 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $4,692 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Scott Wilson
Executive Director
HRA of Park Rapids, Minnesota
500 RIVERSIDE Avenue
PARK RAPIDS MN, 56470

Dear Scott Wilson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN043202ISF20D

This letter obligates $2,346 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $4,692 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Donald Claveau
Executive Director
HRA of Braham, Minnesota
409 CENTRAL Drive W
BRAHAM MN, 55006

Dear Donald Claveau:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN052201ISF20D

This letter obligates $4,319 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $8,637 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Donald Claveau
Executive Director
HRA of Braham, Minnesota
409 CENTRAL Drive W
BRAHAM MN, 55006

Dear Donald Claveau:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN052202ISF20D

This letter obligates $4,319 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $8,637 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Jeffrey Lytle
Executive Director
HRA of Red Lake Falls, Minnesota
209 International Drive
Red Lake Falls MN, 56750

Dear Jeffrey Lytle:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN071201ISF20D

This letter obligates $1,937 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $3,873 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Jeffrey Lytle
Executive Director
HRA of Red Lake Falls, Minnesota
209 International Drive
Red Lake Falls MN, 56750

Dear Jeffrey Lytle:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN071202ISF20D

This letter obligates $1,937 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $3,873 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

TIM PETERSON
Executive Director
HRA of Moose Lake, Minnesota
708 - 4th Street
Moose Lake MN, 55767

Dear TIM PETERSON:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN091201ISF20D

This letter obligates $9,821 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $19,641 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Danielle Bastarache
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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

TIM PETERSON
Executive Director
HRA of Moose Lake, Minnesota
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Moose Lake MN, 55767

Dear TIM PETERSON:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN091202ISF20D

This letter obligates $9,821 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $19,641 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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- Reposition capital assets that are beyond their useful life.
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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Reed Erickson
Executive Director
HRA of Cook, Minnesota
111 5TH Street SE
COOK MN, 55723

Dear Reed Erickson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN096201ISF20D

This letter obligates $5,834 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $11,667 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Office of Public Housing and Voucher Programs

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

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HRA of Cook, Minnesota
111 5TH Street SE
COOK MN, 55723

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SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN096202ISF20D

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Rose Dunn
Executive Director
HRA of Mora, Minnesota
820 Howe Ave.
MORA MN, 55051

Dear Rose Dunn:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN101201ISF20D

This letter obligates $1,561 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $3,121 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Office of Public Housing and Voucher Programs

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Rose Dunn
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HRA of Mora, Minnesota
820 Howe Ave.
MORA MN, 55051

Dear Rose Dunn:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN101202ISF20D

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Nancy Lee
Executive Director
Big Stone County HRA
301 NW First Street
ORTONVILLE MN, 56278

Dear Nancy Lee:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN176201ISF20D

This letter obligates $10,493 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $20,985 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Nancy Lee
Executive Director
Big Stone County HRA
301 NW First Street
ORTONVILLE MN, 56278

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SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN176202ISF20D

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Mikel B. Olson
Executive Director
Otter Tail County HRA
1151 Friberg Ave.
FERGUS FALLS MN, 56537

Dear Mikel B. Olson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN177201ISF20D

This letter obligates $4,705 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $31,977 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

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Otter Tail County HRA
1151 Friberg Ave.
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December 8, 2020

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Executive Director
Otter Tail County HRA
1151 Friberg Ave.
FERGUS FALLS MN, 56537

Dear Mikel B. Olson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN177101ISF20D

This letter obligates $22,567 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $31,977 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
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3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Karla Lundin
Executive Director
Meeker County HRA
840 3RD Street
DASSEL MN, 55325

Dear Karla Lundin:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN178201ISF20D

This letter obligates $7,431 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $14,862 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Karla Lundin
Executive Director
Meeker County HRA
840 3RD Street
DASSEL MN, 55325

Dear Karla Lundin:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN178202ISF20D

This letter obligates $7,431 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $14,862 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Scott Wilson
Executive Director
Cass County HRA
Post Office Box 33
BACKUS MN, 56435

Dear Scott Wilson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN188201ISF20D

This letter obligates $4,442 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $8,884 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Scott Wilson
Executive Director
Cass County HRA
Post Office Box 33
BACKUS MN, 56435

Dear Scott Wilson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN188202ISF20D

This letter obligates $4,442 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $8,884 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Jeffrey Schiffman
Executive Director
Douglas County HRA
1224 North Nokomis Street
ALEXANDRIA MN, 56308

Dear Jeffrey Schiffman:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN192201ISF20D

This letter obligates $2,882 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $5,764 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Jeffrey Schiffman
Executive Director
Douglas County HRA
1224 North Nokomis Street
ALEXANDRIA MN, 56308

Dear Jeffrey Schiffman:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN192202ISF20D

This letter obligates $2,882 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $5,764 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Rita Wilkening
Executive Director
Housing & Redevelopment Authority of Janesville
106 E NORTH Street
JANESVILLE MN, 56048

Dear Rita Wilkening:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN208201ISF20D

This letter obligates $14,930 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $29,860 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Rita Wilkening
Executive Director
Housing & Redevelopment Authority of Janesville
106 E NORTH Street
JANESVILLE MN, 56048

Dear Rita Wilkening:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MN208202ISF20D

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Angela Beehler
Executive Director
Lanagan Housing Authority
Hiway 59
Lanagan MO, 64847

Dear Angela Beehler:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MO048201ISF20D

This letter obligates $10,421 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $20,841 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
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- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Angela Beehler
Executive Director
Lanagan Housing Authority
Hiway 59
Lanagan MO, 64847

Dear Angela Beehler:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MO048202ISF20D

This letter obligates $10,421 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $20,841 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Sheila Jester
Executive Director
Housing Authority of the City of Sedalia, MO
500 Welch Court
Sedalia MO, 65301

Dear Sheila Jester:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MO074201ISF20D

This letter obligates $1,284 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $2,568 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Sheila Jester
Executive Director
Housing Authority of the City of Sedalia, MO
500 Welch Court
Sedalia MO, 65301

Dear Sheila Jester:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MO074202ISF20D

This letter obligates $1,284 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $2,568 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Anastasia Netz
Executive Director
Richland County Housing Authority
1032 6TH Street SW
SIDNEY MT, 59270

Dear Anastasia Netz:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MT006201ISF20D

This letter obligates $1,350 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $2,699 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Anastasia Netz
Executive Director
Richland County Housing Authority
1032 6TH Street SW
SIDNEY MT, 59270

Dear Anastasia Netz:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, MT006202ISF20D

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

E. G. "Ned" Fowler
Executive Director
Northwestern Regional Housing Authority
869 Hwy 105 Ext.
Boone NC, 28607

Dear E. G. "Ned" Fowler:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NC167101ISF20D

This letter obligates $19,466 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $112,238 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

E. G. "Ned" Fowler
Executive Director
Northwestern Regional Housing Authority
869 Hwy 105 Ext.
Boone NC, 28607

Dear E. G. "Ned" Fowler:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NC167201ISF20D

This letter obligates $46,386 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $112,238 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

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869 Hwy 105 Ext.
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SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NC167202ISF20D

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Blake M. Strehlow
Executive Director
Housing Authority of Cass County
230 8TH Avenue W
WEST FARGO ND, 58078

Dear Blake M. Strehlow:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, ND001201ISF20D

This letter obligates $92,266 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $184,531 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
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- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
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All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Blake M. Strehlow
Executive Director
Housing Authority of Cass County
230 8TH Avenue W
WEST FARGO ND, 58078

Dear Blake M. Strehlow:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, ND001202ISF20D

This letter obligates $92,266 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $184,531 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Gary Linson
Executive Director
Rolette County Housing Authority
509 5th Avenue
Rolette ND, 58366

Dear Gary Linson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, ND003201ISF20D

This letter obligates $13,681 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $27,361 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Gary Linson
Executive Director
Rolette County Housing Authority
509 5th Avenue
Rolette ND, 58366

Dear Gary Linson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, ND003202ISF20D

This letter obligates $13,681 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $27,361 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Jan Kamstra
Executive Director
Barnes County Housing Authority
120 12TH Street NW
VALLEY CITY ND, 58072

Dear Jan Kamstra:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, ND022201ISF20D

This letter obligates $13,812 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $27,624 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Jan Kamstra
Executive Director
Barnes County Housing Authority
120 12TH Street NW
VALLEY CITY ND, 58072

Dear Jan Kamstra:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, ND022202ISF20D

This letter obligates $13,812 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $27,624 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Paula Schuh
Executive Director
Nelson County Housing Authority
139 2ND ST W
LAKOTA ND, 58344

Dear Paula Schuh:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, ND058201ISF20D

This letter obligates $5,445 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $10,890 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Paula Schuh
Executive Director
Nelson County Housing Authority
139 2ND ST W
LAKOTA ND, 58344

Dear Paula Schuh:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, ND058202ISF20D

This letter obligates $5,445 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $10,890 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Toni Patrick
Executive Director
Harvard Housing Authority
502 E Walnut St
HARVARD NE, 68944

Dear Toni Patrick:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NE068201ISF20D

This letter obligates $6,948 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $13,895 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

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Executive Director
Harvard Housing Authority
502 E Walnut St
HARVARD NE, 68944

Dear Toni Patrick:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NE068202ISF20D

This letter obligates $6,948 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $13,895 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
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Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Victor Cirilo
Executive Director
Newark Housing Authority
500 Broad Street
NEWARK NJ, 7102

Dear Victor Cirilo:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NJ002101ISF20D

This letter obligates $1,512,678 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $15,897,522 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Victor Cirilo
Executive Director
Newark Housing Authority
500 Broad Street
NEWARK NJ, 7102

Dear Victor Cirilo:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NJ002201ISF20D

This letter obligates $4,383,409 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $15,897,522 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Victor Cirilo
Executive Director
Newark Housing Authority
500 Broad Street
NEWARK NJ, 7102

Dear Victor Cirilo:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NJ002202ISF20D

This letter obligates $4,383,409 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $15,897,522 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Tom Hannon
Executive Director
Atlantic City Housing Authority
227 N VERMONT Avenue
ATLANTIC CITY NJ, 8401

Dear Tom Hannon:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NJ014101ISF20D

This letter obligates $481,394 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $3,073,262 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Tom Hannon
Executive Director
Atlantic City Housing Authority
227 N VERMONT Avenue
ATLANTIC CITY NJ, 8401

Dear Tom Hannon:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NJ014201ISF20D

This letter obligates $1,295,934 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $3,073,262 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Tom Hannon
Executive Director
Atlantic City Housing Authority
227 N VERMONT Avenue
ATLANTIC CITY NJ, 8401

Dear Tom Hannon:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NJ014202ISF20D

This letter obligates $1,295,934 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $3,073,262 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Kenneth Parish
Executive Director
Borough of Clementon Housing Authority
22 GIBBSBORO Road
CLEMENTON NJ, 8021

Dear Kenneth Parish:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NJ073201ISF20D

This letter obligates $23,128 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $46,255 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Kenneth Parish
Executive Director
Borough of Clementon Housing Authority
22 GIBBSBORO Road
CLEMENTON NJ, 8021

Dear Kenneth Parish:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NJ073202ISF20D

This letter obligates $23,128 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $46,255 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Catherina Stanback
Executive Director
Penns Grove Housing Authority
Penn Towers South
Penns Grove NJ, 8069

Dear Catherina Stanback:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NJ074201ISF20D

This letter obligates $25,348 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $50,696 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
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- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Catherina Stanback
Executive Director
Penns Grove Housing Authority
Penn Towers South
Penns Grove NJ, 8069

Dear Catherina Stanback:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NJ074202ISF20D

This letter obligates $25,348 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $50,696 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Kenneth Gentile
Executive Director
North Tarrytown Housing Authority
126 VALLEY Street
SLEEPY HOLLOW NY, 10591

Dear Kenneth Gentile:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NY026201ISF20D

This letter obligates $50,325 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $100,649 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Kenneth Gentile
Executive Director
North Tarrytown Housing Authority
126 VALLEY Street
SLEEPY HOLLOW NY, 10591

Dear Kenneth Gentile:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NY026202ISF20D

This letter obligates $50,325 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $100,649 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Andrew R. Tyman
Executive Director
Geneva Housing Authority
41 LEWIS ST.
GENEVA NY, 14456

Dear Andrew R. Tyman:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NY044201ISF20D

This letter obligates $9,270 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $18,539 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

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Geneva Housing Authority
41 LEWIS ST.
GENEVA NY, 14456

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Nathan Varland
Executive Director
Batavia Housing Authority
400 East Main St.
BATAVIA NY, 14020

Dear Nathan Varland:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NY052201ISF20D

This letter obligates $27,559 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $55,117 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Nathan Varland
Executive Director
Batavia Housing Authority
400 East Main St.
BATAVIA NY, 14020

Dear Nathan Varland:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NY052202ISF20D

This letter obligates $27,559 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $55,117 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Keith Burrell
Executive Director
Village of Spring Valley Housing Authority
76 GESNER Drive
SPRING VALLEY NY, 10977

Dear Keith Burrell:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NY056201ISF20D

This letter obligates $70,354 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $140,708 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

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76 GESNER Drive
SPRING VALLEY NY, 10977

Dear Keith Burrell:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NY056202ISF20D

This letter obligates $70,354 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $140,708 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Shereen Goodson
Executive Director
Village of Hempstead HA
260 CLINTON Street
HEMPSTEAD NY, 11550

Dear Shereen Goodson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NY085201ISF20D

This letter obligates $192,604 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $623,942 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Shereen Goodson
Executive Director
Village of Hempstead HA
260 CLINTON Street
HEMPSTEAD NY, 11550

Dear Shereen Goodson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NY085202ISF20D

This letter obligates $192,604 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $623,942 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Shereen Goodson
Executive Director
Village of Hempstead HA
260 CLINTON Street
HEMPSTEAD NY, 11550

Dear Shereen Goodson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NY085101ISF20D

This letter obligates $238,734 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $623,942 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
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3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Janice Sotero
Executive Director
Village of Great Neck Housing Authority
700 MIDDLE NECK Road
GREAT NECK NY, 11023

Dear Janice Sotero:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NY144201ISF20D

This letter obligates $44,783 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $231,889 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Janice Sotero
Executive Director
Village of Great Neck Housing Authority
700 MIDDLE NECK Road
GREAT NECK NY, 11023

Dear Janice Sotero:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NY144202ISF20D

This letter obligates $44,783 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $231,889 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Janice Sotero
Executive Director
Village of Great Neck Housing Authority
700 MIDDLE NECK Road
GREAT NECK NY, 11023

Dear Janice Sotero:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, NY144101ISF20D

This letter obligates $142,323 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $231,889 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Jolinda Baranich
Executive Director
Cambridge Metropolitan Housing Authority
1100 MAPLE Court
CAMBRIDGE OH, 43725

Dear Jolinda Baranich:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OH033201ISF20D

This letter obligates $34,334 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $68,668 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Jolinda Baranich
Executive Director
Cambridge Metropolitan Housing Authority
1100 MAPLE Court
CAMBRIDGE OH, 43725

Dear Jolinda Baranich:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OH033202ISF20D

This letter obligates $34,334 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $68,668 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

James R. Bowman, III
Executive Director
Adams Metropolitan Housing Authority
401 East 7th St
Manchester OH, 45144

Dear James R. Bowman, III:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OH046201ISF20D

This letter obligates $24,854 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $49,708 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

James R. Bowman, III
Executive Director
Adams Metropolitan Housing Authority
401 East 7th St
Manchester OH, 45144

Dear James R. Bowman, III:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OH046202ISF20D

This letter obligates $24,854 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $49,708 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Judith J. Wells
Executive Director
Shelby Metropolitan Housing Authority
706 North Wagner Avenue
Sidney OH, 45365

Dear Judith J. Wells:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OH061201ISF20D

This letter obligates $64,660 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $129,320 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Judith J. Wells
Executive Director
Shelby Metropolitan Housing Authority
706 North Wagner Avenue
Sidney OH, 45365

Dear Judith J. Wells:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OH061202ISF20D

This letter obligates $64,660 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $129,320 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Michele F Black
Executive Director
Miami Metropolitan Housing Authority
1695 TROY SIDNEY Road
TROY OH, 45373

Dear Michele F Black:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OH062201ISF20D

This letter obligates $33,421 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $66,842 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Michele F Black
Executive Director
Miami Metropolitan Housing Authority
1695 TROY SIDNEY Road
TROY OH, 45373

Dear Michele F Black:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OH062202ISF20D

This letter obligates $33,421 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $66,842 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Debra Yeater
Executive Director
Harrison Metropolitan Housing Authority
82450 CADIZ JEWETT Road
CADIZ OH, 43907

Dear Debra Yeater:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OH067201ISF20D

This letter obligates $10,987 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $21,974 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

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Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Gail Clark
Executive Director
LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
116 N EVERETT Street
BELLEFONTAINE OH, 43311

Dear Gail Clark:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OH072201ISF20D

This letter obligates $8,360 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $16,720 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Gail Clark
Executive Director
LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY
116 N EVERETT Street
BELLEFONTAINE OH, 43311

Dear Gail Clark:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OH072202ISF20D

This letter obligates $8,360 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $16,720 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Frank Meddock
Executive Director
Housing Authority of the City of Broken Bow
710 E 3RD Street
BROKEN BOW OK, 74728

Dear Frank Meddock:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OK006201ISF20D

This letter obligates $18,204 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $36,407 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Frank Meddock
Executive Director
Housing Authority of the City of Broken Bow
710 E 3RD Street
BROKEN BOW OK, 74728

Dear Frank Meddock:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OK006202ISF20D

This letter obligates $18,204 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $36,407 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Charley Rember
Executive Director
HOUSING AUTHORITY OF THE CITY OF MADILL
1036 RIDGEVIEW Drive
MADILL OK, 73446

Dear Charley Rember:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OK030201ISF20D

This letter obligates $303 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $606 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Charley Rember
Executive Director
HOUSING AUTHORITY OF THE CITY OF MADILL
1036 RIDGEVIEW Drive
MADILL OK, 73446

Dear Charley Rember:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OK030202ISF20D

This letter obligates $303 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $606 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Michelle Stinnett
Executive Director
Housing Authority of the Town of Valliant
301 E HARRIS Street
VALLIANT OK, 74764

Dear Michelle Stinnett:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OK061201ISF20D

This letter obligates $994 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $1,987 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Michelle Stinnett
Executive Director
Housing Authority of the Town of Valliant
301 E HARRIS Street
VALLIANT OK, 74764

Dear Michelle Stinnett:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OK061202ISF20D

This letter obligates $994 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $1,987 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Angela Beasley
Executive Director
Housing Authority of the City of Beggs
201 S. Choctaw St.
Beggs OK, 74421

Dear Angela Beasley:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OK075201ISF20D

This letter obligates $4,959 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $9,917 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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OFFICE OF PUBLIC AND INDIAN HOUSING

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Janeal Kohler
Executive Director
Housing Authority of Douglas County
902 West Stanton Street
Roseburg OR, 97470

Dear Janeal Kohler:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OR003201ISF20D

This letter obligates $13,962 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $27,923 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Janeal Kohler
Executive Director
Housing Authority of Douglas County
902 West Stanton Street
Roseburg OR, 97470

Dear Janeal Kohler:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, OR003202ISF20D

This letter obligates $13,962 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $27,923 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Office of Public Housing and Voucher Programs

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

David M aRusso
Executive Director
Johnston Housing Authority
8 Forand Circle
Johnston RI, 2919

Dear David M aRusso:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, RI009201ISF20D

This letter obligates $46,080 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $92,159 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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December 8, 2020

David M aRusso
Executive Director
Johnston Housing Authority
8 Forand Circle
Johnston RI, 2919

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SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, RI009202ISF20D

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Richard Leco
Executive Director
Jamestown Housing Authority
45 PEMBERTON Avenue
JAMESTOWN RI, 2835

Dear Richard Leco:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, RI021101ISF20D

This letter obligates $27,172 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $91,460 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Richard Leco
Executive Director
Jamestown Housing Authority
45 PEMBERTON Avenue
JAMESTOWN RI, 2835

Dear Richard Leco:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, RI021201ISF20D

This letter obligates $32,144 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $91,460 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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December 8, 2020

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Jamestown Housing Authority
45 PEMBERTON Avenue
JAMESTOWN RI, 2835

Dear Richard Leco:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, RI021202ISF20D

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Nancy Cameron Brutzman
Executive Director
Tiverton Housing Authority
99 HANCOCK Street
TIVERTON RI, 2878

Dear Nancy Cameron Brutzman:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, RI027201ISF20D

This letter obligates $22,331 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $44,661 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Gregory Foust
Executive Director
Hot Springs Housing And Redevelopment Commission
201 S RIVER Street
HOT SPRINGS SD, 57747

Dear Gregory Foust:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, SD019201ISF20D

This letter obligates $22,860 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $45,720 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

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Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Michelle Smith-Carroll
Executive Director
Canton Housing & Redevopment Commission
903 W 5TH Street
CANTON SD, 57013

Dear Michelle Smith-Carroll:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, SD039201ISF20D

This letter obligates $9,282 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $18,563 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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WASHINGTON, DC 20410-5000

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December 8, 2020

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Joyce Young
Executive Director
Housing Authority of the City of Baytown
1805 Cedar Bayou Road
BAYTOWN TX, 77520

Dear Joyce Young:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX012201ISF20D

This letter obligates $1,170 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $2,340 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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WASHINGTON, DC 20410-5000

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Monica Moneymaker
Executive Director
Housing Authority of Borger
903 PARKWAY Street
BORGER TX, 79007

Dear Monica Moneymaker:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX036201ISF20D

This letter obligates $58,220 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $116,440 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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WASHINGTON, DC 20410-5000

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December 8, 2020

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Karen Knolley
Executive Director
Housing Authority City of Orange
516 BURTON Avenue
ORANGE TX, 77630

Dear Karen Knolley:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX037201ISF20D

This letter obligates $62,910 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $125,820 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Karen Knolley
Executive Director
Housing Authority City of Orange
516 BURTON Avenue
ORANGE TX, 77630

Dear Karen Knolley:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX037202ISF20D

This letter obligates $62,910 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $125,820 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Teylor Maxwell
Executive Director
Housing Authority of Henderson
817 W MAIN Street
HENDERSON TX, 75652

Dear Teylor Maxwell:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX050201ISF20D

This letter obligates $19,212 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $38,423 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Teylor Maxwell
Executive Director
Housing Authority of Henderson
817 W MAIN Street
HENDERSON TX, 75652

Dear Teylor Maxwell:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX050202ISF20D

This letter obligates $19,212 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $38,423 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Paul Nix
Executive Director
Housing Authority of Quanah
P.O. Box 208
Quanah TX, 79252

Dear Paul Nix:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX075201ISF20D

This letter obligates $53,629 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $305,089 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Paul Nix
Executive Director
Housing Authority of Quanah
P.O. Box 208
Quanah TX, 79252

Dear Paul Nix:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX075202ISF20D

This letter obligates $53,629 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $305,089 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Paul Nix
Executive Director
Housing Authority of Quanah
P.O. Box 208
Quanah TX, 79252

Dear Paul Nix:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX075101ISF20D

This letter obligates $197,831 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $305,089 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Patsy Smith
Executive Director
Housing Authority of Paducah
711 Richards
PADUCAH TX, 79248

Dear Patsy Smith:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX084201ISF20D

This letter obligates $17,758 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $35,516 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Patsy Smith
Executive Director
Housing Authority of Paducah
711 Richards
PADUCAH TX, 79248

Dear Patsy Smith:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX084202ISF20D

This letter obligates $17,758 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $35,516 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Danielle Bastarache
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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Jeanette Conquest
Executive Director
Waelder Housing Authority
POBox 38
WAELDER TX, 78959

Dear Jeanette Conquest:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX109201ISF20D

This letter obligates $14,522 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $29,044 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Jeanette Conquest
Executive Director
Waelder Housing Authority
POBox 38
WAELDER TX, 78959

Dear Jeanette Conquest:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX109202ISF20D

This letter obligates $14,522 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $29,044 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
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- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
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- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

CAROLYN J. HARRIS
Executive Director
Housing Authority of De Kalb
309 Oak St.
DE KALB TX, 75559

Dear CAROLYN J. HARRIS:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX137201ISF20D

This letter obligates $11,291 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $22,581 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Office of Public Housing and Voucher Programs

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Diane Lynn
Executive Director
Housing Authority of McLean
711 North Wheeler
McLean TX, 79057

Dear Diane Lynn:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX157201ISF20D

This letter obligates $2,699 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $5,397 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

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711 North Wheeler
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Office of Public Housing and Voucher Programs

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Theresa Nabers
Executive Director
Housing Authority of Comanche
404 E CEDAR Avenue
COMANCHE TX, 76442

Dear Theresa Nabers:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX169201ISF20D

This letter obligates $19,145 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $38,290 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Bob Gonzalez
Executive Director
DONNA HOUSING AUTHORITY
1711 Stites Avenue
DONNA TX, 78537

Dear Bob Gonzalez:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX177201ISF20D

This letter obligates $27,299 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $54,598 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

ArKita Dowell
Executive Director
Housing Authority of Malakoff
347 Martin Plaza
MALAKOFF TX, 75148

Dear ArKita Dowell:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX209201ISF20D

This letter obligates $11,301 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $22,601 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

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Executive Director
Housing Authority of Malakoff
347 Martin Plaza
MALAKOFF TX, 75148

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Mary Young
Executive Director
Housing Authority of Lott
204 South Second
Lott TX, 76656

Dear Mary Young:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX252201ISF20D

This letter obligates $7,979 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $15,958 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Mary Young
Executive Director
Housing Authority of Lott
204 South Second
Lott TX, 76656

Dear Mary Young:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX252202ISF20D

This letter obligates $7,979 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $15,958 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Wesley C. Bell
Executive Director
Housing Authority of Kirbyville
414 S. Vallie Ave.
Kirbyville TX, 75956

Dear Wesley C. Bell:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX282201ISF20D

This letter obligates $1,310 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $2,620 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Wesley C. Bell
Executive Director
Housing Authority of Kirbyville
414 S. Vallie Ave.
Kirbyville TX, 75956

Dear Wesley C. Bell:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX282202ISF20D

This letter obligates $1,310 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $2,620 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Evelyn Blackmon
Executive Director
Housing Authority of the City of Bellville
300 S THOMAS Street
BELLVILLE TX, 77418

Dear Evelyn Blackmon:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX304201ISF20D

This letter obligates $7,917 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $15,833 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Gayle Stutts
Executive Director
Housing Authority of Crowell
500 E. California St.
Crowell TX, 79227

Dear Gayle Stutts:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX308201ISF20D

This letter obligates $11,579 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $23,158 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Gayle Stutts
Executive Director
Housing Authority of Crowell
500 E. California St.
Crowell TX, 79227

Dear Gayle Stutts:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX308202ISF20D

This letter obligates $11,579 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $23,158 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Lee Ann Homan
Executive Director
Housing Authority of the City of Bremond
600 S MAIN Street
BREMOND TX, 76629

Dear Lee Ann Homan:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX351201ISF20D

This letter obligates $1,659 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $3,318 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Lee Ann Homan
Executive Director
Housing Authority of the City of Bremond
600 S MAIN Street
BREMOND TX, 76629

Dear Lee Ann Homan:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX351202ISF20D

This letter obligates $1,659 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $3,318 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Douglas Strub
Executive Director
Housing Authority of Big Sandy
401 E BECK Street
BIG SANDY TX, 75755

Dear Douglas Strub:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX356201ISF20D

This letter obligates $2,288 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $4,575 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Douglas Strub
Executive Director
Housing Authority of Big Sandy
401 E BECK Street
BIG SANDY TX, 75755

Dear Douglas Strub:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX356202ISF20D

This letter obligates $2,288 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $4,575 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Cristi LaJeunesse
Executive Director
La Joya Housing Authority
945 South Leo Avenue
La Joya TX, 78560

Dear Cristi LaJeunesse:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX448201ISF20D

This letter obligates $15,194 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $30,388 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Cristi LaJeunesse
Executive Director
La Joya Housing Authority
945 South Leo Avenue
La Joya TX, 78560

Dear Cristi LaJeunesse:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX448202ISF20D

This letter obligates $15,194 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $30,388 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Stephanie Branch
Executive Director
Housing Authority of Marshall
1401 POPLAR Street
MARSHALL TX, 75670

Dear Stephanie Branch:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX457201ISF20D

This letter obligates $29,680 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $59,359 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Stephanie Branch
Executive Director
Housing Authority of Marshall
1401 POPLAR Street
MARSHALL TX, 75670

Dear Stephanie Branch:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, TX457202ISF20D

This letter obligates $29,680 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $59,359 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Grant Duffield
Executive Director
Charlottesville Redev & Housing Authority
605 East Main St., City Hall, Rm A040
Charlottesville VA, 22902

Dear Grant Duffield:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, VA016101ISF20D

This letter obligates $120,587 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $658,547 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
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Office of Public Housing and Voucher Programs

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Grant Duffield
Executive Director
Charlottesville Redev & Housing Authority
605 East Main St., City Hall, Rm A040
Charlottesville VA, 22902

Dear Grant Duffield:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, VA016201ISF20D

This letter obligates $268,980 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $658,547 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Grant Duffield
Executive Director
Charlottesville Redev & Housing Authority
605 East Main St., City Hall, Rm A040
Charlottesville VA, 22902

Dear Grant Duffield:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, VA016202ISF20D

This letter obligates $268,980 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $658,547 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Lona Hammer
Executive Director
HA City of Kennewick
1915 W. 4th PLACE
KENNEWICK WA, 99336

Dear Lona Hammer:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WA012201ISF20D

This letter obligates $35,506 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $71,011 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

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Executive Director
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1915 W. 4th PLACE
KENNEWICK WA, 99336

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SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WA012202ISF20D

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Danielle Bastarache
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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Angelina Gomez
Executive Director
Housing Authority City of Othello
335 N 3RD Avenue
OTHELLO WA, 99344

Dear Angelina Gomez:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WA026201ISF20D

This letter obligates $111 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $222 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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December 8, 2020

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OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Charles Gray
Executive Director
HA of Pierce County
1525 108th St South
TACOMA WA, 98444

Dear Charles Gray:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WA054201ISF20D

This letter obligates $9,239 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $18,478 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

CHRISTINE M. DIONNE
Executive Director
Oconto Housing Authority
407 ARBUTUS Avenue
OCONTO WI, 54153

Dear CHRISTINE M. DIONNE:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI044101ISF20D

This letter obligates $9,866 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $77,578 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
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- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

CHRISTINE M. DIONNE
Executive Director
Oconto Housing Authority
407 ARBUTUS Avenue
OCONTO WI, 54153

Dear CHRISTINE M. DIONNE:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI044201ISF20D

This letter obligates $33,856 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $77,578 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

CHRISTINE M. DIONNE
Executive Director
Oconto Housing Authority
407 ARBUTUS Avenue
OCONTO WI, 54153

Dear CHRISTINE M. DIONNE:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI044202ISF20D

This letter obligates $33,856 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $77,578 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Lisa Janssen
Executive Director
Housing Authority of the City of Cumberland
1295 6TH Avenue
CUMBERLAND WI, 54829

Dear Lisa Janssen:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI052101ISF20D

This letter obligates $7,613 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $34,535 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Lisa Janssen
Executive Director
Housing Authority of the City of Cumberland
1295 6TH Avenue
CUMBERLAND WI, 54829

Dear Lisa Janssen:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI052201ISF20D

This letter obligates $13,461 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $34,535 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Lisa Janssen
Executive Director
Housing Authority of the City of Cumberland
1295 6TH Avenue
CUMBERLAND WI, 54829

Dear Lisa Janssen:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI052202ISF20D

This letter obligates $13,461 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $34,535 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Kimberlee R. Harvey
Executive Director
Luck Housing Authority
416 S 1ST Street
LUCK WI, 54853

Dear Kimberlee R. Harvey:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI057201ISF20D

This letter obligates $2,445 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $4,890 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

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Executive Director
Luck Housing Authority
416 S 1ST Street
LUCK WI, 54853

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Anne McAlpine
Executive Director
River Falls Housing Authority
625 North Main Street
River Falls WI, 54022

Dear Anne McAlpine:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI060201ISF20D

This letter obligates $4,863 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $9,726 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Anne McAlpine
Executive Director
River Falls Housing Authority
625 North Main Street
River Falls WI, 54022

Dear Anne McAlpine:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI060202ISF20D

This letter obligates $4,863 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $9,726 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Clinton Cole
Executive Director
Beloit Housing Authority
100 STATE STREET, 3RD FLOOR
BELOIT WI, 53511

Dear Clinton Cole:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI064201ISF20D

This letter obligates $45,411 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $165,136 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Clinton Cole
Executive Director
Beloit Housing Authority
100 STATE STREET, 3RD FLOOR
BELOIT WI, 53511

Dear Clinton Cole:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI064202ISF20D

This letter obligates $45,411 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $165,136 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Clinton Cole
Executive Director
Beloit Housing Authority
100 STATE STREET, 3RD FLOOR
BELOIT WI, 53511

Dear Clinton Cole:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI064101ISF20D

This letter obligates $74,314 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $165,136 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Dana Anderson
Executive Director
Mauston Housing Authority
208 W MONROE Street
MAUSTON WI, 53948

Dear Dana Anderson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI069201ISF20D

This letter obligates $3,036 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $6,071 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Dana Anderson
Executive Director
Mauston Housing Authority
208 W MONROE Street
MAUSTON WI, 53948

Dear Dana Anderson:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI069202ISF20D

This letter obligates $3,036 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $6,071 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Judy Janke
Executive Director
Grantsburg Housing Authority
213 W BURNETT Avenue
GRANTSBURG WI, 54840

Dear Judy Janke:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI071101ISF20D

This letter obligates $3,575 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $26,135 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Judy Janke
Executive Director
Grantsburg Housing Authority
213 W BURNETT Avenue
GRANTSBURG WI, 54840

Dear Judy Janke:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI071201ISF20D

This letter obligates $11,280 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $26,135 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Judy Janke
Executive Director
Grantsburg Housing Authority
213 W BURNETT Avenue
GRANTSBURG WI, 54840

Dear Judy Janke:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI071202ISF20D

This letter obligates $11,280 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $26,135 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Susan van Houwelingen
Executive Director
OSHKOSH HOUSING AUTHORITY
600 Merritt Avenue
OSHKOSH WI, 54902

Dear Susan van Houwelingen:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI113201ISF20D

This letter obligates $73,408 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $266,664 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Susan van Houwelingen
Executive Director
OSHKOSH HOUSING AUTHORITY
600 Merritt Avenue
OSHKOSH WI, 54902

Dear Susan van Houwelingen:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI113202ISF20D

This letter obligates $73,408 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $266,664 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Susan van Houwelingen
Executive Director
OSHKOSH HOUSING AUTHORITY
600 Merritt Avenue
OSHKOSH WI, 54902

Dear Susan van Houwelingen:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI113101ISF20D

This letter obligates $119,848 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $266,664 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Tamara Deragon
Executive Director
Washburn Housing Authority
420 E 3RD Street
WASHBURN WI, 54891

Dear Tamara Deragon:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI127201ISF20D

This letter obligates $2,169 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $4,338 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Tamara Deragon
Executive Director
Washburn Housing Authority
420 E 3RD Street
WASHBURN WI, 54891

Dear Tamara Deragon:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI127202ISF20D

This letter obligates $2,169 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $4,338 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Denise Stimart
Executive Director
Waukesha Housing Authority
600 Arcadian Avenue
WAUKESHA WI, 53186

Dear Denise Stimart:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI142101ISF20D

This letter obligates $41,187 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $323,625 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Denise Stimart
Executive Director
Waukesha Housing Authority
600 Arcadian Avenue
WAUKESHA WI, 53186

Dear Denise Stimart:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI142201ISF20D

This letter obligates $141,219 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $323,625 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Denise Stimart
Executive Director
Waukesha Housing Authority
600 Arcadian Avenue
WAUKESHA WI, 53186

Dear Denise Stimart:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI142202ISF20D

This letter obligates $141,219 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $323,625 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Robert Dicke
Executive Director
Dane County Housing Authority
6000 Gisholt Drive
MONONA WI, 53713

Dear Robert Dicke:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI214201ISF20D

This letter obligates $45,696 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $148,050 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Robert Dicke
Executive Director
Dane County Housing Authority
6000 Gisholt Drive
MONONA WI, 53713

Dear Robert Dicke:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI214202ISF20D

This letter obligates $45,696 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $148,050 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Robert Dicke
Executive Director
Dane County Housing Authority
6000 Gisholt Drive
MONONA WI, 53713

Dear Robert Dicke:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WI214101ISF20D

This letter obligates $56,658 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $148,050 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Phoebe Miller
Executive Director
Housing Authority of the City of Keyser
470 VIRGINIA Street
KEYSER WV, 26726

Dear Phoebe Miller:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WV010201ISF20D

This letter obligates $30,336 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $60,671 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Sincerely,

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Phoebe Miller
Executive Director
Housing Authority of the City of Keyser
470 VIRGINIA Street
KEYSER WV, 26726

Dear Phoebe Miller:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WV010202ISF20D

This letter obligates $30,336 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $60,671 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Donna Cowan
Executive Director
Housing Authority of the City of Elkins
Stoddard Ave.
Elkins WV, 26241

Dear Donna Cowan:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WV020201ISF20D

This letter obligates $16,218 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $32,435 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Donna Cowan
Executive Director
Housing Authority of the City of Elkins
Stoddard Ave.
Elkins WV, 26241

Dear Donna Cowan:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WV020202ISF20D

This letter obligates $16,218 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $32,435 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Sincerely,

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Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Wallace Board
Executive Director
Housing Authority of the City of Spencer
601 Market Street
Spencer WV, 25276

Dear Wallace Board:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WV026201ISF20D

This letter obligates $25,381 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $50,762 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Wallace Board
Executive Director
Housing Authority of the City of Spencer
601 Market Street
Spencer WV, 25276

Dear Wallace Board:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WV026202ISF20D

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Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Kim Summerall-Wright
Executive Director
Housing Authority of the City of Casper
145 N. Durbin Street
CASPER WY, 82601

Dear Kim Summerall-Wright:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WY004101ISF20D

This letter obligates $25,680 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $131,916 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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Danielle Bastarache
Deputy Assistant Secretary,
Office of Public Housing and Voucher Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

Kim Summerall-Wright
Executive Director
Housing Authority of the City of Casper
145 N. Durbin Street
CASPER WY, 82601

Dear Kim Summerall-Wright:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WY004201ISF20D

This letter obligates $53,118 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $131,916 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/am/opfund_shortfall_funding

As described in Section 10 of Notice PIH 2020-16 (the Notice), access to funding will be segmented into different increments. Each increment will have its own grant number and access to the funds will be restricted based on the recipient meeting certain milestones as described in the Notice. Below is a summary table of your Shortfall increments and the milestones needed to be granted access to the funds.

Increment	Grant Number	Amount	Milestone
1	XXXXX101ISF20D	$XX,XXX	None. 100% of grant funds immediately available.
2	XXXXX201ISF20D	$XX,XXX	Access to grant funds contingent on improvement plan being established in collaboration with the Field Office. See Section 9 and 10 of PIH 2020-16.
3	XXXXX202ISF20D	$XX,XXX	Access to the grant funds contingent upon the PHA reporting Months of Reserves (MOR) greater than 1 on an approved FDS from the PHA's FYE on or after the FYE in which the improvement plan was made.

Below is a list of operational improvements your PHA can make to ensure long-term financial solvency. This list is not specific to your PHA, but rather is a list of operational improvements that HUD has historically recommended to insolvent PHAs.

- Reduce costs/increase revenue.
- Increase program rent revenue by improving occupancy and evaluating rent collection policies and actions.
- Consider selling property/assets in accordance with HUD's disposition regulations.
- Convert properties through a RAD conversion and possibly with Low-Income Housing Tax Credits.
- Reposition capital assets that are beyond their useful life.
- Seek additional financing (e.g., debt, equity, cash flow, forgiveness) through your municipality, finance authority, and housing trust fund.
- Renegotiate contracts with workforce and/or vendors.
- Restructure the agency's organization and staff.
- Evaluate utility consumption and energy policies and consider implementation of energy conservation measures and agreements to reduce energy costs.

All funds must be used in accordance with the Annual Contributions Contract and associated laws and regulations. By drawing down the funds obligated in this letter, you and your agency are confirming agreement and compliance with the terms and conditions of the Public Housing Shortfall program. Further, a drawdown of these funds constitutes an agreement that the current eligibility and obligation is correct. The amount of your agency's obligated funds are available through the HUD Electronic Line of Credit Control System (eLOCCS). Shortfall funds can only be used to pay for immediate needs and expenditures must be reported in the eLOCCS system. Instructions for the use of eLOCCS are available in the eLOCCS Quick References document at https://www.hud.gov/sites/dfiles/CFO/documents/eLOCCSQuickReferenceGuide03-2018rev2.pdf.

Sincerely,

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OFFICE OF PUBLIC AND INDIAN HOUSING

December 8, 2020

David Albrecht
Executive Director
Evanston Housing Authority
155 APACHE Drive
EVANSTON WY, 82930

Dear David Albrecht:

SUBJECT: **Obligation Letter**, Public Housing Shortfall Set-Aside, WY013201ISF20D

This letter obligates $48,726 Public Housing Shortfall set-aside funds pursuant to the FFY 2020 Further Consolidation Appropriations Act (Public Law 116-94). The amount of the obligation is based on the lower of this PHA's eligibility $97,451 or the remaining funds in the Shortfall program. For more information on the methodology used to establish eligibility and funding availability, please see:

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