

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

Join Zoom Meeting:

<https://zoom.us/j/92825153044?pwd=bHIGUWhESStZRIN0Vyt3R0xXUFNpZz09>

Meeting ID: 928 2515 3044

Passcode: 259175

Dial in by phone: (669) 900-9128

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

**TIME: 12:00 P.M.**

<b>12:00 PM</b>	<b>REGULAR MEETING</b>	<b>487 Leff Street</b>
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**CALL TO ORDER:** Chairman Jay Beck

**ROLL CALL:** Commissioners Beck, Boyer, Crotser, Gillett, Odenthal, Souza, Steinberg

**PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA** (not to exceed 15 minutes total)  
 The Board welcomes your input. You may address the Board by completing a speaker slip and giving it to the staff clerk prior to the meeting. At this time, you may address the Board on items that are not on the agenda. Time limit is three minutes. State law does not allow the Board to discuss or take action on issues not on the agenda, except that members of the Board or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code Sec. 54954.2). Staff may be asked to follow up on such items.

**EXECUTIVE DIRECTOR REPORT**  
 The Executive Director’s report is intended to brief the Commission on items, issues, key dates, etc., that do not require specific action, and are not “agendized” as separate items on the HASLO Commission Agenda.

**CONSENT AGENDA**  
 A member of the public or a Commissioner may request the Board to pull an item for discussion, clarification, and/or separate action. Pulled items shall be heard at the close of the Consent Agenda unless a majority of the Board chooses another time. The public may comment on any and all items on the Consent Agenda within the three-minute time limit.  
 All items on the Consent Agenda are adopted by one motion.  
**RECOMMENDED ACTION: Approve Consent Agenda Items as Presented**

- C1. **MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF MARCH 18, 2021**  
 Approve the Minutes of the Regular Board of Commissioners Meeting of March 18, 2021.
- C2. **HASLO MONTHLY DISBURSEMENT REGISTER** (available for review at the meeting)
- C3. **HOUSING CHOICE VOUCHER (SECTION 8)**
- C4. **PROPERTY MANAGEMENT REPORTS**
- C5. **FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**
- C6. **CONSTRUCTION AND DEVELOPMENT REPORT**

**DISCUSSION ITEM:**

**Housing Choice Voucher (Section 8) & Property Reports** – Briefing and discussion regarding client demographics including age and disability, changes in client earned income, and changes in rents and average HAP payments over the past 12 months, including consideration of COVID-19 impact.

**CLOSED SESSION****Closed session, pursuant to section 54956.8****CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Property:	APN 002-431-007
Agency Negotiators:	Scott Smith, Executive Director Ken Litzinger, Director of Finance
Negotiating Parties:	The Housing Authority of the City of San Luis Obispo (HASLO) 955 Partnership (not present)
Under Negotiation:	Update: The Negotiators' authority regarding the price and terms.

**ADJOURNMENT**

The next Regular Meeting will be held on May 20, 2021, at 12:00 p.m. virtually.

**REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 8:00 A.M. ON APRIL 8, 2021, PRIOR TO THE 72-HOUR NOTICING REQUIREMENT.**



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

## MINUTES

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

March 18, 2021

#### CALL TO ORDER

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, March 18, at 12:02 p.m. by Chair Jay C. Beck. Per CA Executive Order N-25-20, the meeting was authorized to be held via teleconferencing and was made accessible to the public telephonically.

#### ROLL CALL

PRESENT: Commissioners Beck, Boyer, Crotser, Odenthal, Souza, Steinberg  
ABSENT: Commissioner Gillett  
STAFF: Scott Smith, Ken Litzinger, Elaine Archer, Sandra Bourbon, Michael Burke, Michelle Pedigo, Alicia Dueck, Sandra Bautista-Floyd and Vicky Culman

#### PUBLIC COMMENT:

None

#### EXECUTIVE DIRECTOR'S REPORT:

Executive Director Scott Smith updated the commission that HASLO signed an agreement with the 955 Partnership to renew the master lease for one year in order to allow for both parties to complete the statutory 12-month noticing requirements under both GC65863.10 (notice to State HCD and other public entities), and 65863.11 (notice of Offer for Sale to other state Qualified Entities). The agreement also provides HASLO with a 10-month option to purchase. During this period HASLO will further evaluate funding, tenant relocation, work scope including seismic, and ability to complete project within the LIHTC time requirements. While the state and HASLO suggested that the owners begin the 12-month notice process now under 65863.11 (offer for sale to QEs), so that the notice runs concurrently with the 12-month notice under 65863.10 (public entity noticing), the owners decided not to issue the .11 notice at this time. Should HASLO not exercise its Option, the new 12-month Offer for Sale notice would need to occur. Chair Beck stated that 955 Partnership had been in touch with him asking if they should do a six-month noticing to tenants. Beck also said that the Partnership had nothing but great things to say about Ken Litzinger, Director of Finance, and the negotiations. Litzinger added that they are working to coordinate noticing so as not to upset the tenants. Chair Beck added that everyone is impressed by our counsel and how well they worked together. Beck gave compliments to the team.

#### CONSENT AGENDA:

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF FEBRUARY 18, 2021, AND THE SPECIAL MEETING OF MARCH 9, 2021.
- C2. HASLO MONTHLY DISBURSEMENT REGISTER (available for review at the meeting)
- C3. HOUSING CHOICE VOUCHER (SECTION 8)
- C4. PROPERTY MANAGEMENT REPORTS
- C5. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT

Commissioner Crotser requested clarification of escrow accounts in the Family Self-Sufficiency report. Sandra Bourbon, Director of Resident Services, explained that Family Self-Sufficiency participants receive credit as they work through their program. The escrow accounts are equivalent to savings accounts.

Chair Beck requested correction of a typo in the word 'homeless' in the minutes of February 18. He commended the staff on their reports noting the detail of data is very helpful. Beck was happy to see great numbers on the SEMAP report. He appreciated the lease up and demographic information for Courtyard at the Meadows and Paso Homekey.

Commissioner Steinberg added that she has been impressed that even with COVID-19, staff have consistently provided their exceptional reports to the Commission.

**ACTION TAKEN:** A motion to approve all Consent Agenda items with the correction to the minutes of February 18 was made by Commissioner Crotser, seconded by Commissioner Souza, and unanimously approved.

**DISCUSSION ITEMS:**

**D1. PASO HOMEKEY**

Smith provide a summary of the Paso Homekey project. HASLO's goal is to have all 60 permanent housing rooms filled by June 2, six months after the purchase.

He introduced Sandra Bautista-Floyd, the Property Supervisor, and Alicia Dueck, LCSW and Supportive Housing Program Manager, who thanked the Board for the opportunity to work with the remarkable Paso Homekey team and the chance to build a new community.

Elaine Archer, Director of Housing Management, commented that the team there has a can-do attitude and were an amazing addition to the HASLO staff.

Commissioner Steinberg thanked them for their contributions. CAPSLO staff at 40 Prado is thrilled with the opening of Paso Homekey. In response to her question about homeless in the creek bed, Sandra and Alicia confirmed that some of their new residents were formerly sleeping in the creek bed. Commissioner Steinberg thanked them again.

Archer said that five of the 12 current residents are employed, and 100% reported a disability.

**12:40 P.M. Sandra Bautista-Floyd and Alicia Dueck now absent.**

**D2. VEHICLE ACQUISITIONS**

Smith thanked the Commissioners for their support and thanked Vicky Culman, Clerk of the Board and Special Assistant to the ED, for her research and obtaining the bids. There was a typo on the report mistakenly referring to 5 new vehicles when HASLO's plan is to purchase 6 new vehicles. Funding for the vehicles will come partly from HUD COVID-19 funding, Construction and Development, and property operations.

Commissioner Steinberg asked why we purchased the vehicles from Lompoc Toyota rather than locally. Culman explained that her first call was to the fleet manager handling Toyota of San Luis Obispo and Santa Maria, but he declined to provide a bid.

Chair Beck thanked Culman for her work and effort. He appreciated learning how it will be funded. Chair Beck proposed authorizing a 10% increase to the resolution so there is no need to return to the Commission for further authorization.

Commissioner Crotser agreed that a cushion should be added. He appreciates that the new vehicles are hybrids. He suggested that future vehicles should be electric, and HASLO should consider installing electric stations at the new office building.

Commissioner Odenthal expressed concern regarding the recent wave of catalytic converter thefts. He suggested having the catalytic converters welded to the cars.

Chair Beck thought that welding the catalytic converters to the cars could nullify the warranty.

Chair Beck requested a motion to adopt Resolution No. 6 at a rate 10% higher than currently written in the resolution.

**ACTION TAKEN:** A motion to adopt **Resolution No. 6 (2021 Series) Approving Obligation of Funds Not to Exceed \$300,000 for the Purchase of New HASLO Work Vehicles for Maintenance, Property Management and Section 8 Staff** at a rate 10% higher was made by Commissioner Boyer, seconded by Commissioner Steinberg, and unanimously approved on the following roll call vote:

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

The Commissioners and staff agreed that the closed session was not necessary at this time.

The Commissioners were reminded to complete their Form 700 prior to April 1.

There being no further business, the meeting was adjourned at 12:56 p.m.

Respectfully submitted,

Scott Smith, Secretary

## Executive Summary

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

- COVID-19 Related Actions:
  - Inspection notices were created and prepared for landlords – the latest round of COVID-19 waivers requires landlords to certify that they are not aware of any health and safety deficiencies in their units. We mailed the second notice to all landlords that should have their unit inspected in the 6-month period ending June 30<sup>th</sup>, 2021.
- Waiting List Lease-up Activity:
  - Project Based Vouchers
    - Opened the waiting list for Oak Park 1 & 2 and Chet Dotter Waiting Lists.
    - For Oak Park 1 & 2, we had a total of 383 applications, with 43% (163 applicants) applying for a 1-bedroom. 39% of all applicants are listed as Hispanic, which is over the County Statistic of race distribution of 23%. The average income of applicants is ~\$16k, with 49% listed as currently homeless.
  - Housing Choice Vouchers
    - We have slowed down in our intake and are not issuing any more vouchers from the HCV Waiting List.
    - The emphasis in leasing for 2021 will be on the PBV vouchers (for RAD). We will be filling up to 20 vacant units each month in May, September, and October.
  - Statistics for the % success rate by year is:

Year	Lottery Size	Leased-up	<b>% Leased</b>	Rent-in-Place % of Leased-up	% white of leased-up	% Hispanic of leased-up
2015	500	133	<b>26%</b>	did not track	70%	29%
2017	250	97	<b>38%</b>	28%	67%	39%
2018	500	203	<b>40%</b>	30%	75%	28%
2018-Fall	250	81	<b>32%</b>	unknown	80%	30%
2020	250	63	<b>25%</b>	29%	75%	30%
				<i>County statistics</i>	<i>89%</i>	<i>23%</i>

- Average Housing Assistant Payment (HAP) Analysis –
  - We continue to see encouraging signs with the voucher program in terms of average family income and average HAP.
  - We are seeing some upward pressure on Rent to Owner and are watching market rents.
- Mainstream Voucher Activity
  - We continue to receive referrals for the program and have already leased up 24 vouchers of the new award of 75 vouchers.

- Net Voucher Activity Analysis:
  - new analysis to be included each month to show the breakdown of new and EOP (end of participation) activity by major program
  - Generally, there will be a significant rent-up of PBV vouchers over the course of the year and for the new Mainstream Vouchers

50058 Analytics

Voucher Analysis - 2021

	HCV		PBV		VASH		FUP		Mainstream	
	new	EOP	new	EOP	new	EOP	new	EOP	new	EOP
January	12	-13	3	-4	3	-1	1	0	7	0
February	13	-9	7	-5	2	-1	3	0	11	-4
March	6	-11	3	-1	1	0	0	0	4	0
April										
May										
June										
July										
August										
September										
October										
November										
December										
YTD Totals	31	-33	13	-10	6	-2	4	0	22	-4

- Distribution of Vouchers
  - The chart below shows the breakdown of unit type by program and breakdown of “regular vouchers” versus “special purpose vouchers”

Vouchers, by Program Type

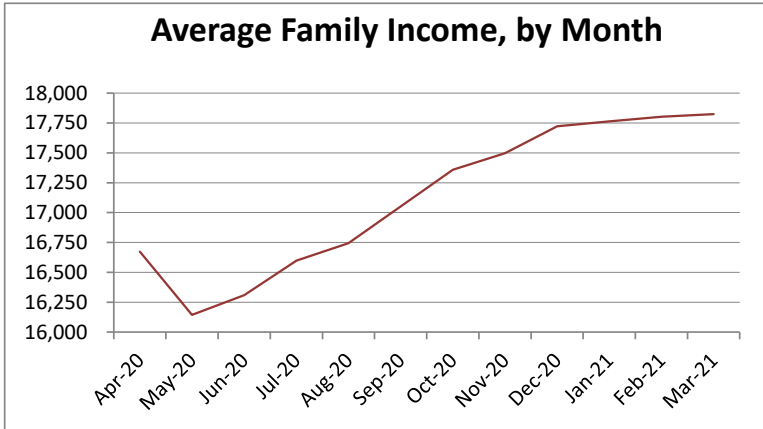
Trend Analysis Report

4/5/2021

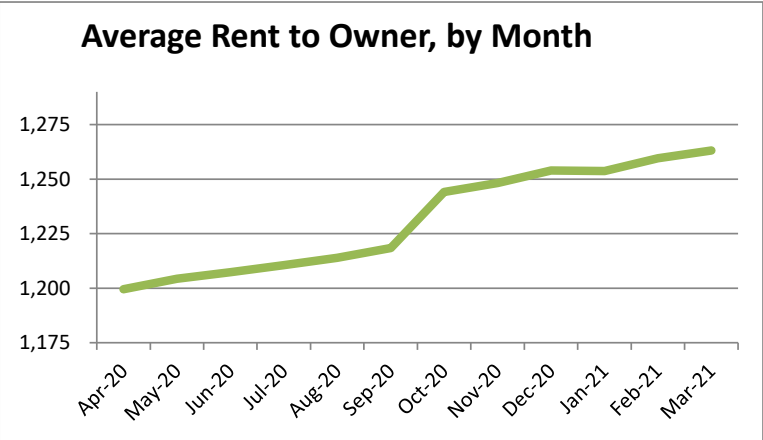
	HUD Ctrct		# of Leased Participants, by voucher size						avg HAP	avg HAP	%
	Maximum # Units	TOTAL Leased	Studio	1 bd	2 bd	3 bd	4 bd	5 bd	Curr Mo	pre-COVID	chge
HCV & TPV	1,702	1,721	9	1,062	407	203	38	2	\$907	\$814	11.4%
RAD / PBV	175	121	10	13	45	34	16	3	\$770	\$713	8.0%
PBV	328	314	23	104	89	87	11		\$826	\$760	8.7%
	2,205	2,156									
VASH	201	162	2	133	16	9	2		\$727	\$684	6.2%
PBV-VASH	25	24		22	2				\$751	\$726	3.5%
FUP	38	38		3	20	13	2		\$1,310	\$1,182	10.8%
Mainstream	153	102	5	78	14	4	1		\$912	\$320	185.1%
	417	326									
	2,622	2,482	49	1,415	593	350	70	5	\$882	\$796	10.8%
distribution by voucher size			2%	57%	24%	14%	3%	0.2%			

- HUD requires that we track special purpose vouchers– VASH, FUP and Mainstream
- The average HAP/month for each voucher type is also reflected in the analysis showing that many of the special purpose vouchers do have lower costs, on average, due to the ability of our partners to make arrangements for shared housing and for the relatively lower cost of 1-bedroom vouchers

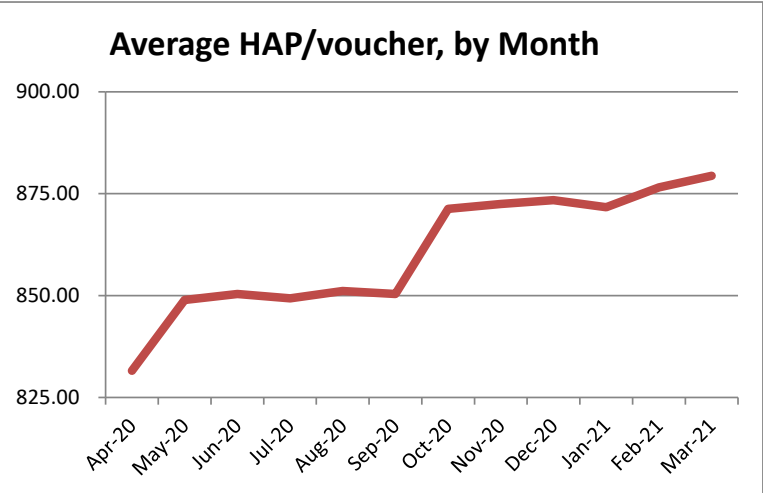
**HASLO**  
**Voucher Monthly Analysis (VMA)**  
**Rolling 12 months**



Average HH Income, 12 month % change: 6.9%



RTO, 12 month % change: 5.3%



Average HAP, 12 month % change: 5.8%

# of HH members assisted, beg of year: **4,357**  
 # of HH members assisted, end of 12 months: **4,585**  
 % change: 5%



# SEMAP Indicators Report

## As of March 31, 2021

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

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### Current SEMAP Indicator Information

### Most Recent SEMAP Indicator Information

#### Reporting Rate as of March 31, 2021

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	2424	02/21	19	24	2429	2444	100

#### Indicator 9: Annual Reexaminations

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

Percent of Families with reexaminations overdue (%) (Percentage includes all reexaminations more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points. Percentages shown as red and bold result in reduced SEMAP scores.)	1
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Number of Families in Current Database	Number of Late Reexaminations
2566	17

#### [+] Families with reexaminations overdue

#### Indicator 10: Correct Tenant Rent Calculations

Percent of Families with incorrect rent calculation (%) (SEMAP scores zero points when more than 2 percent of the Housing Authority's tenant rent calculations are incorrect as indicated by %'s shown in red and bold.)	S
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Number of Families in Current Database	Number of Rent Discrepancies
1811	0

#### Indicator 11: Precontract HQS Inspections

Percent of units that did pass HQS inspection before the beginning date of the assisted lease and HAP contract (%) (SEMAP scores zero points when fewer than 98 percent of newly leased units pass the HQS inspection before the beginning of the lease/HAP as indicated by percentages as shown in red and bold.)	100
--	-----

Number of Families in Current Database	Number of Inspections On or Before Effective Date
640	640

**[+] Families where HQS inspection did not pass before lease and HAP contract**

**Indicator 12:  
Annual HQS Inspections**

Percent of units under contract where annual HQS inspection is overdue (%)  
 (Percentage includes all HQS Inspections more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points.  
 Percentages shown as red and bold result in reduced SEMAP scores.)

**24**

Number of Families in Current Database	Number of Late Inspections
2088	499

**[+] Families with annual HQS inspections overdue**

**Indicator 13:  
Lease-Up**

**Note: This data is not currently available.**

**Indicator 14:  
Family Self-Sufficiency Enrollment**

Enrolled	Escrow Balance	Points
80% or more	30% or more	10
60%-79%	30% or more	8
80% or more	Less than 30%	5
Less than 60%	30% or more	5
60%-79%	Less than 30%	3
Less than 60%	Less than 30%	0

Percentages shown in red and bold result in reduced SEMAP scores.

Number of Mandatory Slots (#)*	Number of Families Enrolled (#)	Percent of Families Enrolled (%)	Number of Families with Progress Report and Escrow Balances (#)	Percent of Families with Progress Report and Escrow Balances (%)
0	70	<b>0</b>	45	71

**[+] Families enrolled in Voucher FSS Program**

**[+] Families completing FSS Contract**

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

**Executive Summary**  
**Property & Asset Management**

- Key Priorities for the Property Management team continue to be:
  - COVID-19 Related Activities:
    - ✓ The Public Health Department has reached out about whether it is possible to plan for vaccination clinics at any of our senior or disabled properties. We are aware that some tenants have been making their own appointments, utilizing their own transportation or Ride-On, if required
    - ✓ A more detailed survey would need to be done in order to identify specific needs of our tenants. Based on discussions with on-site staff, they have not heard of many requests for assistance in scheduling or going to a vaccination appointment
  - Deferral of rents for COVID related reasons
    - ✓ The state restrictions on evictions due to unpaid rent have been extended to June 30, 2021
    - ✓ The State is running the Emergency Rental Assistance Program (ERAP) on behalf of many counties, including San Luis Obispo
    - ✓ Property Supervisors are working with their tenants that are behind on rent to apply for the ERAP program
  - Vacancies
    - ✓ There are several new vacancies at our properties, including for PBV-assisted units
    - ✓ We are working to streamline the intake process between section 8 and the landlord for PBV-assisted units, as it generally takes longer to fill these units. Applicants may complete part of the process and then drop out and discontinue their application.
    - ✓ We are increasing the intake for new tenants for the Anderson residential units, though units are continuing to turn over.
  - Maintenance
    - ✓ Emergency work orders continue to be addressed
  - RAD
    - ✓ We are entering the final stages of the project, with the last 4 properties under renovation, or about to start
  - Community and Family Support
    - ✓ Property Management Staff continue to work one-on-one with residents that need additional help with issues such as housekeeping and compliance with the lease
    - ✓ Supportive Housing is working with the Paso HomeKey staff on the intake process, including coordinating with the Homeless services agencies on meeting County requirements

- Paso Home Key
  - ✓ 12 tenants moved in at the beginning of March
  - ✓ We are actively interview 3 days/week in order to have two groups of tenants move into the property during April
  - ✓ Renovations are underway to paint the exterior of the property, to install a fence around the perimeter of the permanent housing and to install locksets on the doors
  
- Analysis of Tenant Populations at our properties
  - ✓ We analyzed the # of participants at all of our properties that are persons living with a mental health or physical health disability
  - ✓ Overall 36% of our tenants are qualified as disabled and receiving SSI income. This almost mirrors the voucher participants where 37% of all participants have a family member receiving SSI.
  - ✓ The chart below shows the # of tenants with at least one household member that is disabled (this may include a child in the household)

Property	# units	count SSI	% SSI
1-aha Count	68	35	51%
1-law Count	6	2	33%
4-poi Count	18	5	28%
5-bha Count	12	4	33%
5-emp Count	13	9	69%
5-fer Count	8	3	38%
5-mac Count	19	8	42%
5-marg Count	20	5	25%
6-ash Count	19	10	53%
6-brz Count	29	14	48%
6-bss Count	33	18	55%
6-car Count	19	6	32%
6-drt Count	40	15	38%
6-hal Count	19	3	16%
6-hca Count	80	8	10%
6-iwk Count	45	10	22%
6-rad Count	130	50	38%
6-slo55 Count	55	18	33%
6-wye Count	19	15	79%
6-phk Count	12	2	17%
<b>Grand Count</b>	<b>675</b>	<b>240</b>	<b>36%</b>

- ✓ Additional information regarding the underlying data and assumptions:
  - This analysis does not represent the true count of disabilities
    - There may be individuals that are also on social security who are disabled or who have an underlying disability that does not qualify for SSI.
    - See Bishop Street Studios as an example of the alternate possibilities for receiving income while still qualified as disabled.
  - This analysis is based on 2020 data (not updated for 2021).
  - This also includes children in the household who may be qualified as eligible for SSI
  - The average age of all disabled family members is 52 years old
  - The unit counts may not match exactly the # of units at the property because of vacant units
  - This analysis excludes Courtyard (mostly 2021 activity) or Parkwood (data not current)



March 10, 2021

To: HASLO Board of Commissioners  
 From: Traci Walker, Resident Services Coordinator for Sandra Bourbon, Director of Resident Services  
 Re: March 2021

**FSS:**

Continued outreach, case management and annual assessments. The below chart is as of 03-31-2021.

	<b>Sandra</b>	<b>Traci</b>	<b>TOTAL</b>
<b>Active</b>	38	33	71
<b>New contracts added this month</b>	3	0	3
<b>Graduates this grant period</b>	1	0	1
<b>Terminated for Non-Compliance / Contract Expired / Voluntary Withdrawal within this grant period</b>	0	1	1
<b>Active participants who have ported out this grant period</b>	0	0	0
<b>Increase in Earned Income this month</b>	183,739	212,664	396,403
<b>Increase in Tenant Payment (TTP) this month</b>	5,319	4,508	9,827
<b>Total Escrow Accounts</b>	26	18	44
<b>New Escrow Accounts this grant period</b>	1	0	1
<b>Percentage of participants with an Escrow Account this month</b>	68.42%	54.55%	61.97%
<b>Total Escrow Account balance</b>	166,108.32	130,969.86	297,078.18
<b>Total interim withdrawals paid within this grant period</b>	0	0	0
<b>Total of Escrow Account funds paid out to FSS Graduates for this grant period</b>	11,327.67	0	11,327.67

\*FSS graduates: 01/31/2021 (sb) \$11,327.67

\*FSS terminations: 2/28/2021 (tw) \$0 forfeited voucher/contract not complete

**SERVICES:**

- We continue to offer after school programs and activities online. This information is delivered to our residents by a monthly calendar specific to each property/project. We are providing referrals and resources to our residents and continue to network with our community partners.
- Staff are working closely with the SLO Food Bank for monthly food distribution to include Seniors Farmers Market at Del Rio Terrace. We are in the process of coordinating Seniors Farmers Market to also be offered at the Anderson and food supplementation support at PHK.
- Senior/disabled/veteran properties have been offered assistance in scheduling vaccination appointments, registration, and transportation. Response has been limited but appointments have been scheduled and completed.
- We received the requested donated face masks through the United Way and have started distributing them to our senior and "at risk" properties during monthly food distribution and providing them to Property Supervisors to distribute as well.
- We are continuing to recruit for the Resident Services Assistant position.
- Staff continue to work closely with Property Management assisting with pre lease interviews for all potential new residents. The current concentration for Resident Services interviews have been SLO Villages (RAD).

# Development Update



Date of Update		4/7/2021	
DEVELOPMENT			
PROJECT	ACTION	NOTES/GOALS	
Anderson Hotel	Feasibility	Design team from Page & Turnbull will be visiting the site on 4/14	
		Smith Structural Group will be performing seismic risk analysis, lidar scans to start 4/14	
Motel 6	Delivery	Design/build or Design/assist, shortened feasibility period does not allow for traditional design-bid-build	
Cleaver Site, Grover	Construction	Select renovation scopes are underway	
	Strategy	Partnership with PSHHC for 53 units of affordable housing	
	Entitlements	Hired Murry Duncan Architects, project is in design development	
1422 & 1480 Monterey	Acquisition	Escrow closed on 1/11/2021	
	Strategy	Partnership with Jim Rendler, 100+ units of mixed-use housing. JB Enterprises to manage the commercial tenants	
	Entitlements	Project has been submitted for pre-application review. City has expressed it's support.	
RAD Conversion	Construction	Palm View, Hathway and Leff are under construction, shooting for late August/September completion. Punch list and warranty follow-up is ongoing.	
The Courtyard	Construction	Complete and 100% leased up	
	Financing	Rolling over to perm	
Tosceno Site	Site control	Deeded to HASLO	
	Financing	Reservation of 9% credits likely	
	Construction	12/15/2021 anticipation	
Office	Entitlements	Received Planning Commission approval on 6/10/20	
Nipomo Senior 40	Construction	Utility stubs have been completed, building site block walls	
	Strategy	40 units of senior housing	
2655 Shell Beach Road	Acquisition	Escrow closed on 12/23/2020	
	Strategy	20+ units of senior housing, co-developing with Pacific Development Group	
	Entitlements	Fully approved	
	Financing	Not recommended for 9% credits	
405 Atascadero Road	Entitlements	Project is approved.	
		Working with Tribes to determine appropriate mitigation measures	
	Strategy	35 units of large family housing, co-developing with Jim Rendler	
	Financing	Not recommended for 9% credits	
736 Orcutt Road	Strategy	40+ units of special needs housing, built around the old house	
	Entitlements	Pre-application package has been submitted to the City for review	
	Financing	TCAC application planned for 3/22	
2690 Victoria	Strategy	30+ units of large family mixed use housing on the former maintenance yard site	
	Entitlements	Responding to ARC comments, planning to resubmit to ARC asap.	
	Financing	TCAC large family application planned for 3/22	
700 N. Oak Park	Strategy	60+ units of large family mixed use housing, Donald DeChance Owner	
	Site acquisition	Passed first DD milestone, onto the second DD milestone.	
	Entitlements	ARC approved the project 3-0 on 4/5, setting a date for Planning Commission	
	Financing	TCAC large family application	
279 Bridge Street	Strategy	100+ units of large family/senior mixed use housing, Devin Gallagher Owner	
	Site acquisition	Obtained preliminary City feedback as part of DD, working towards obtaining soils data prior to first DD milestone.	
	Entitlements	Still in completeness phase, City has requested updated biological studies.	
	Financing	Phased TCAC applications	
Iron Works Mixed-Use	Construction	Hired NK Builders. Roughing in mechanical, electrical and plumbing	





Courtyard at Serra Meadows



Iron Works Mixed Use



Nipomo Senior Site