

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

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

TIME: 12:00 P.M.

12:00 PM	REGULAR MEETING	TELECONFERENCE
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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 with the three minute time limit.
All items on the Consent Agenda are adopted by one motion.
RECOMMENDED ACTION: Approve Consent Agenda Items as Presented

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF MARCH 19, 2020**
Approve the Minutes of the Regular Board of Commissioners Meeting of March 19, 2020.
- C2. HOUSING CHOICE VOUCHER (SECTION 8)**
- C3. PROPERTY MANAGEMENT REPORTS**
- C4. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**
- C5. CONSTRUCTION AND DEVELOPMENT REPORT**

DISCUSSION ITEMS

CORONAVIRUS – A brief update will be provided regarding current status of Covid-19 and HASLO actions.

ADJOURNMENT

The next Regular Meeting will be held on May 21, 2020, at 12:00 p.m. at 487 Leff Street, San Luis Obispo.

REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 10:00 A.M. ON APRIL 10, 2020, PRIOR TO THE 72-HOUR NOTICING REQUIREMENT.



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

DRAFT

MINUTES

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

March 19, 2020

CALL TO ORDER

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, March 16, 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, Souza, Boyer, Odenthal, Crotser, Steinberg, Gillett

ABSENT: None

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

PUBLIC COMMENT:

Katherine Switala

EXECUTIVE DIRECTOR'S REPORT:

Scott Smith, Executive Director, discussed the Coronavirus. Smith received confirmation from Wade Horton, County Administrator, that HASLO is an essential service and can continue operations during the Shelter-in-Place order. Staff is using remote desktop applications to work from home. Property Management is filling vacancies while minimizing contact. RAD work is continuing. In April staff will begin accepting applications for Courtyard at the Meadows and Halcyon Collective. Currently, no HASLO employee has reported feeling ill except for one who reported having a fever. The employee was sent home until HASLO determines the person may return to work. Regarding rents, HASLO adopted a policy consistent with the State of California, no evictions. Section 8 clients are fortunate because they pay 30% of their income and Section 8 pays the balance. So, if they lose a job or have reduced hours, their share of the rent decreases and HASLO's Section 8 share of the rent increases. We will try to work with those clients who do not have Section 8 and who have difficulties paying their rent. The State of California has issued an eviction moratorium; renters still need to pay what is owed but they cannot be evicted now if it is due to the coronavirus. It will still be difficult for people to come up with this money over the next six months. HASLO will do its best not to have people lose housing due to COVID-19. Commissioner Beck asked if HASLO had identified shortfalls, and Smith responded: respirators/filtering masks, hand sanitizer, and sanitizing wipes. Ten laptops were purchased for employees to use while working from home. Finance Director Ken Litzinger added that at this time, we are not aware of any stop in HUD funding.

CONSENT AGENDA:

- C1. MINUTES OF THE BOARD OF COMMISSIONERS ANNUAL MEETING OF JANUARY 16, 2020**
- C2. HASLO MONTHLY DISBURSEMENT REGISTER** (available for review at the meeting)
- C3. HOUSING CHOICE VOUCHER (SECTION 8)**
- C4. PROPERTY MANAGEMENT REPORTS**
- C5. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**
- C6. CONSTRUCTION AND DEVELOPMENT REPORT**

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

Commissioner Crotser asked about the vacant commercial property that was mentioned in the Property and Asset Management Report. Smith explained that a dress shop that had leased the space for 10 years moved across the street due to damage to their merchandise from water leaks. The leak would get fixed and another would start.

DISCUSSION ITEMS:

D1. CORONAVIRUS – Covered by the Executive Director’s report.

D2. HASLO UTILITY ALLOWANCE FOR HOUSING CHOICE VOUCHER PROGRAMS

Smith explained that affordable rent is 30% of your income which includes the utilities. When we set rents, we have to subtract the utilities from the 30%. Accounting Manager Clover Robinson does an excellent job in preparing this report. Litzinger elaborated that Clover dives down to a very detailed level reflecting the different utilities in each region of our County.

ACTION TAKEN: A motion to adopt **Resolution No. 4 (2020 Series) Approving Utility Allowances for the Housing Choice Voucher Programs** was made by Commissioner Gillett, seconded by Commissioner Crotser, and approved on the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAINED: None

D3. REVIEW HUD GUIDANCE REGARDING DENIAL OF SECTION 8 ASSISTANCE BASED ON PREVIOUS CRIMINAL ACTIVITY

Smith explained the HUD guidelines and regulations as they pertain to applicants for Section 8 assistance. HUD gives PHA’s quite a bit of flexibility to create their own policies, with the exception of 1) lifetime registered sex offenders, and 2) manufacturers of methamphetamine in federal subsidized housing, both of which render an applicant ineligible. Smith explained HASLO’s current system of background checks and staff review committees. While the process is very good, it is very time consuming and staff intensive. And our current policies exclude many applicants well beyond the required HUD categories. These applicants have already “paid their debt to society” and have no outstanding criminal charges. The biggest effect of our current policy is that it makes it very difficult to serve the homeless populations, as a large percentage tend to have some criminal background, oftentimes stemming from mental illness and/or substance disorders. HASLO staff are discussing internally the need to modify our policy in order to be of better service to the community. As a reflection of the community, Smith asked the Commissioners to express their feelings on this topic. Several Commissioners felt that if the applicant already served their time/paid their debt to society so to speak, then HASLO should not punish them further by denying their application for housing assistance. Commissioner Gillett suggested that for those applicants still on probation, we should to know how much time they were sentenced to and when did they get out. This is a complex subject and Smith expects to be coming back to the board at a future date with a modified policy. Smith also emphasized that this discussion pertains to applicant policies only. Once admitted and receiving assistance, our current policies would still apply, including termination for criminal activity.

There being no further business, the meeting was adjourned at 12:51 p.m.

Respectfully submitted,
Scott Smith, Secretary

Executive Summary

Housing Choice Vouchers (“Section 8”)

- COVID-19 Related Actions:
 - All staff are working from home.
 - 215 interims were done in the month of March, many of them to reflect decreased income resulting from loss of employment related to COVID-19.
 - We expect that we will continue to receive reports of a decline in income retroactive to the beginning of April as tenants go to pay their rent and start communicating with HASLO and their landlord about their situation. We will process retroactive adjustments for families.
 - We are expecting a new PIH Notice from HUD regarding funding opportunities and streamlining actions that will be passed by HUD as part of the \$2 Trillion COVID-19 Stimulus Bill.

- Waiting List Lease-up Activity:
 - There were 120 names remaining on the 2018-Fall waiting list. We started the intake process with 60 of the applicants in January/February and will began the intake process for the balance of the applicants in March. The response rate for the second batch of applicants is higher than the 1st group.
 - Based on an analysis for voucher utilization for 2020, we had expected to re-open the waiting list at the end of April. Since the order to stay-at-home, we expect that we will not need to open the waiting list this early.

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

- PBV Waiting Lists
 - We opened the 3-bed PBV waiting lists for South Hills Crossing and Iron Works.
 - South Hills Crossing – 52 new applicants, of which 50% were returning applicants to HASLO’s waiting lists and 50% were brand new applicants.
 - Fewer families applied to the Iron Works list than the South Hills Crossing list, even though they were both open at the same time – 41 versus 52 applicants.
 - Ethnicity was 50/50 for Hispanic/Not-Hispanic.

- Average Housing Assistant Payment (HAP) Analysis –
 - The attached monthly report of the factors affecting average HAP per voucher has been updated to include the RAD PBV vouchers.
 - A preliminary review of April 2020 data, reflecting COVID-19 income changes, shows that average income per family is declining 9% and average HAP increased by 4%.

- Mainstream Voucher Activity
 - 4 new leases signed this month, for a total 34 vouchers leased up or over 50% of the total award.
 - We continue to receive referrals; we anticipate that it may take longer than expected to lease up the vouchers.

- FUP Voucher Activity
 - 3 new leases signed this month, for a total of 17 vouchers.

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

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

Year	Month	New Leases	End of Participation	Net Change/ Month
2019	April	13	-17	-4
2019	May	14	-17	-3
2019	June	21	-28	-7
2019	July	18	-20	-2
2019	August	26	-14	12
2019	September	21	-24	-3
2019	October	129	-10	119
2019	November	57	-18	39
2019	December	12	-24	-12
2020	January	38	-17	21
2020	February	23	-13	10
2020	March	17	-16	1
Totals for last 12 months		389	-218	171
<i>average change/month</i>		32	-18	
<i>annualized % turnover statistic</i>			9.6%	

- Distribution of Vouchers
 - The chart below shows the breakdown of unit type by program and breakdown of “regular vouchers” versus “special purpose vouchers”
 - HUD requires that we track special purpose vouchers separately – VASH, FUP and Mainstream Vouchers
 - The average HAP/month for each voucher type is also reflected in the analysis showing that many of the special purpose vouchers do have lower costs, on average, due to the ability of our partners to make arrangements for shared housing for some of their participants
 - Average HAP/voucher will be tracked compared to pre-COVID-19 and after to watch the trend

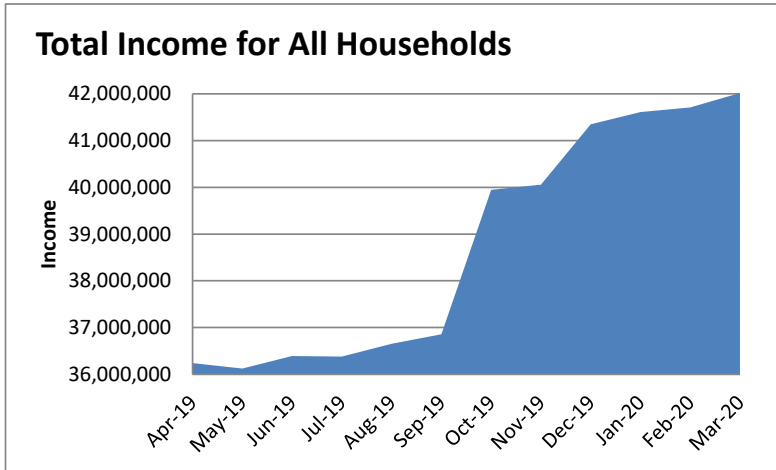
Vouchers, by Program Type
Trend Analysis Report
ad of 03/31/2020

	HUD Ctrct		# of Leased Participants, by voucher size						avg HAP	avg HAP	Notes
	Maximum	TOTAL	Studio	1 bd	2 bd	3 bd	4 bd	5 bd	Curr Mo	pre-COVID	
	# Units	Leased									
HCV & TPV	1,738	1,674	10	1,043	398	190	30	3	\$815	\$814	
RAD	175	112	9	10	36	37	18	2	\$716	\$713	<i>(effective 10/1/19, vacant units for relocation)</i>
PBV	308	298	25	102	80	79	12		\$763	\$760	<i>(includes new award for Judson Terrace 11/1/19)</i>
	2,221	2,084									
VASH	201	161		137	15	7	2		\$684	\$684	
PBV-VASH	25	20		19	1				\$726	\$726	<i>(pending 4 new PBV-VASH at OP4)</i>
FUP	38	17		1	7	8	1		\$1,268	\$1,182	<i>new award effective 2/1/19</i>
Mainstream	60	34		32	1	1			\$796	\$758	<i>new award effective 1/1/20</i>
	324	232									
	2,545	2,316	44	1,344	538	322	63	5	798	796	
<i>distribution by voucher size</i>			2%	58%	23%	14%	3%	0.2%			

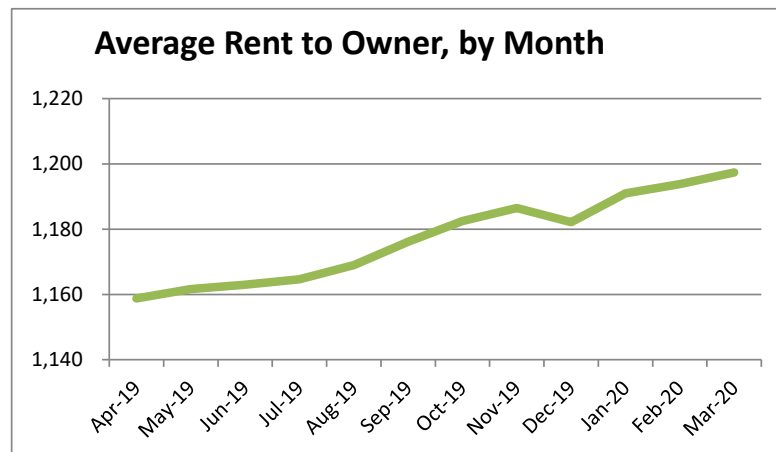
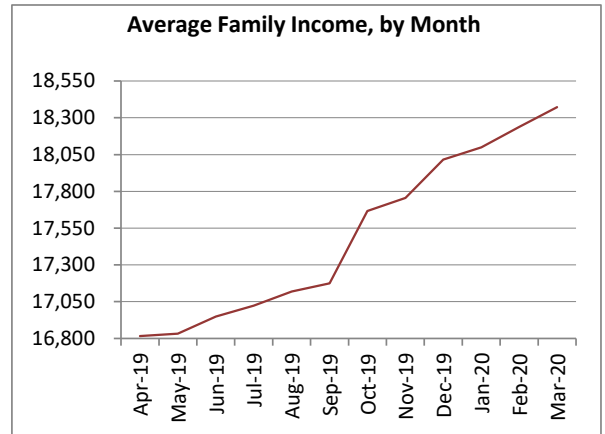
HASLO

Voucher Monthly Analysis (VMA)

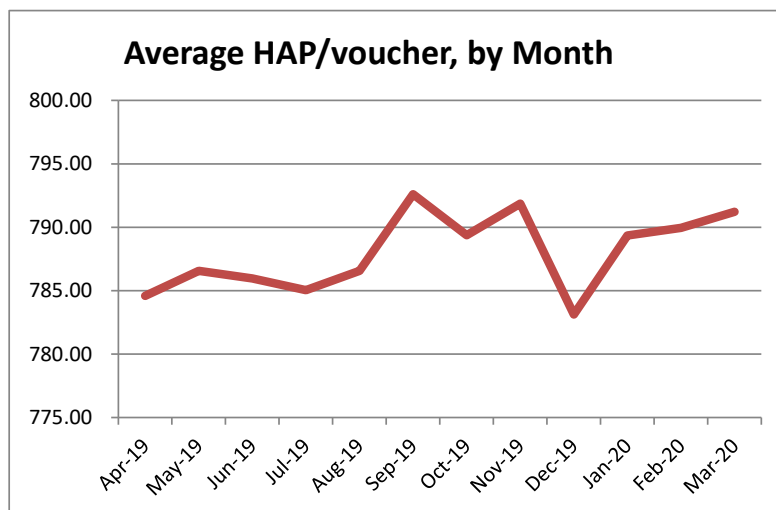
Rolling 12 months



Average Family Income, 12 month % change: 9.3%

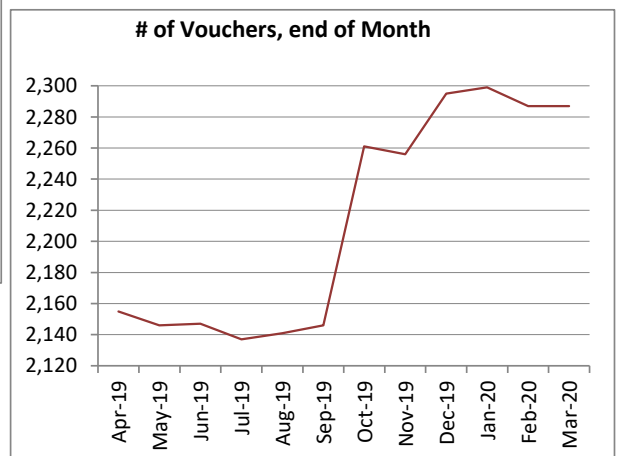


RTO, 12 month % change: 3.3%



Average HAP, 12 month % change: 0.8%

of HH members assisted: 4,342



SEMAP Indicators Report

As of March 31, 2020

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

 Download in Excel
  Print Page
  Back to Report

Current SEMAP Indicator Information	Most Recent SEMAP Indicator Information
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Reporting Rate as of March 31, 2020

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	2295	02/20	18	34	2311	2332	100

**Indicator 9:
Annual Reexaminations**

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

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

Number of Families in Current Database	Number of Late Reexaminations
2374	1 – PIC cannot report on the names this month

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

**Indicator 10:
Correct Tenant Rent Calculations**

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

Number of Families in Current Database	Number of Rent Discrepancies
1689	0

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

**Indicator 11:
Precontract HQS Inspections**

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

Number of Families in Current Database	Number of Inspections On or Before Effective Date
531	530

[\[+\] 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. %'s shown as red and bold result in reduced SEMAP scores.)

Number of Families in Current Database	Number of Late Inspections
1934	4 – PIC cannot report on the names this month

[+] 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	0	0	0	0

[+] Families enrolled in Voucher FSS Program – inaccurate information available through PIC

[+] Families completing FSS Contract

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

Housing Authority of San Luis Obispo
Housing Choice Voucher Lease up and Funding Analysis
April 2020

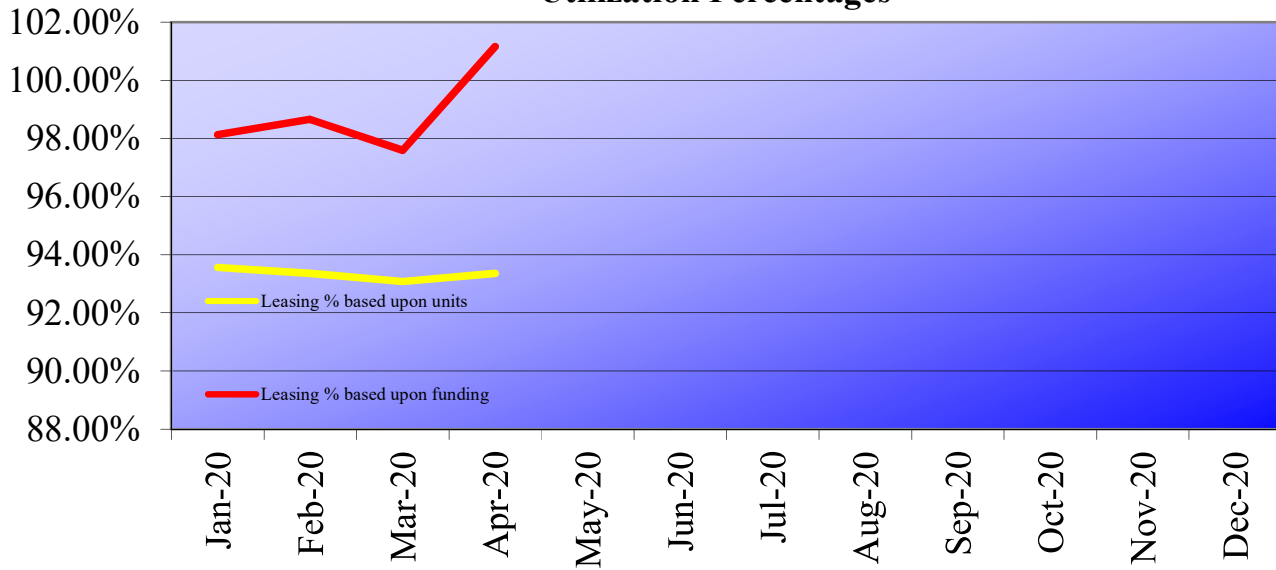
Final 2020 funding numbers have been released for the Housing Choice Voucher (HCV) program. Based on our strong 2019 leasing, we received a very good funding allocation for 2020. The total 2020 funding is \$22,730,737, representing an increase of 6.2% over last year. While this is very good news, the average Housing Assistance Payment (HAP) have been trending up significantly, and we expect this to continue. This may cause the number of participants we are able to serve to decrease.

Our reserves are currently \$1.3 million representing about 6% of our total 2020 funding. These reserves give us options should our average HAP continue to increase because of the economic impacts from the epidemic.

**Housing Authority San Luis Obispo
HCV Leasing Financial Analysis
April 2020**

	Unit Months Available	Unit Months Leased	Leasing % based upon units	ABA /HAP Funding Allocation	HAP Expenses Paid	Funding Surplus / (Shortfall)	Leasing % based upon funding	Per Unit HAP
January 2020	2,469	2,310	93.56%	\$ 1,894,228	\$ 1,858,839	\$ 35,389	98.13%	\$ 804.69
February 2020	2,469	2,305	93.36%	\$ 1,894,228	\$ 1,868,759	\$ 25,469	98.66%	\$ 810.74
March 2020	2,469	2,298	93.07%	\$ 1,894,228	\$ 1,848,614	\$ 45,614	97.59%	\$ 804.44
April 2020	2,469	2,305	93.36%	\$ 1,894,228	\$ 1,916,215	\$ (21,987)	101.16%	\$ 831.33
May 2020								
June 2020								
July 2020								
August 2020								
September 2020								
October 2020								
November 2020								
December 2020								
YTD	9,876	9,218	93.34%	\$ 7,576,912	\$ 7,492,427	\$ 84,485	98.88%	\$ 812.80

Utilization Percentages



NRA + Prog Reserve Balance (Excess HAP) as of 1/1/2019	\$ 1,268,521	YTD Voucher	YTD	
HAP Funding YTD:	\$ 7,576,912	Months	Vouchers	
HAP Expenditures YTD:	\$ 7,492,427	Available	Leased	
HAP Revenue (Fraud, FSS Forfeits) YTD:	\$ -	Regular Vouchers	8,820	8,488 96.2%
Current Remaining NRA / Prog Reserve:	\$ 1,353,006	VASH Vouchers	904	670 74.1%
Months in Reserves at Current Monthly Expense Levels	61.5	Family Unification	152	60 39.5%
Reserves as a Percentage of Budget Authority	6.0%	Total Vouchers	<u>9,876</u>	<u>9,218</u> 93.3%
Current Monthly Funding (a)	\$ 1,889,511			
Current Average HAP Payment (b)	\$ 831			
# of Units the Current Monthly Funding Would Support (a)/(b)	2,273			
# of Units Currently Leased	2,305			
Excess Units Leased, Current Month	32			
Current Year-to-Date Funding (a)	\$ 7,576,912			
Current Year-to-Date Average HAP Payment (b)	\$ 813			
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	9,322			
# of Unit-Mos Leased Year-to-Date	9,218			
Excess Unit-Mos Leased, Year-to-Date	(104)			

Executive Summary
Property & Asset Management

- Key Priorities for the Property Management team continue to be:
 - COVID-19 Related Activities:
 - ✓ The Governor's executive order prohibits tenants from being evicted for non-payment of income related to COVID-19 loss if income or increase in medical expenses.
 - ✓ Policies and procedures have been developed to calculate a reasonable rent due from the tenant during this time period and to defer the balance of the rent. After the pandemic is declared over, a repayment agreement will be signed with each tenant for the deferred rent.
 - ✓ Prior to April 1st, 13 tenants identified that they had income loss, and 50% of them had confirmed the details prior to April 1st. We assume that additional tenants will report after.
 - ✓ Property staff are working at their office, but the community room has been closed and there are no open office hours. Other staff are working from home.
 - ✓ Maintenance is only going into tenant units for an emergency; all other work orders are being tracked.
 - ✓ Some of the commercial tenants at the Anderson have also reported a decrease in income and will have a challenge paying the rent.
 - ✓ Recertification and filling of units will be done remotely.
 - Vacancies
 - ✓ There is a recent vacancy at the Anderson in one of the commercial spaces. This is the first vacancy in many, many years as they were able to move across the street to a newly vacated commercial space that met their needs with minimal reinvestment. With one year remaining on our lease with 955 Monterey, it will be a challenge to rent this space.
 - ✓ RAD 175 will be leasing some of the newly vacated ground floor units in order to accommodate the needs of the senior tenants at Toro Gardens during the renovation.
 - Waiting Lists
 - ✓ Several waiting lists are going to be opening this spring:
 - SLO Villages – we continue to try and fill vacant, renovated units with direct transfers from other units in RAD. This provides the tenant with the opportunity to move only once and minimizes the number of families to be displaced as each property undergoes renovation. This process has been well-received so far by the tenants.
 - Courtyard at the Meadows – begin planning for the rent-up of this new property. Rent-up likely to be done in two stages. There are 8 PBV vouchers.
 - Halcyon Collective – begin planning for the rent-up of this new property. There are no PBV vouchers.

- Maintenance
 - ✓ We recently hired two trainees and are hopeful that this will be a great opportunity to develop the strength and depth of the department.
 - ✓ The team that works on turning over vacant units is also focusing on the vacant public housing units so that they are in good condition to be used for temporary relocation purposes during RAD.

- RAD
 - ✓ Weekly planning meetings are held for the project, focusing on areas such as:
 - The temporary relocation schedule has been mapped out for the two-year project. We are working with ASAP, the contracted movers for the project, to ensure that we have a commitment for services, even if there are changes in the schedule.
 - The focus on the last two weeks has been to move the Toro Gardens tenants as quickly as possible so that they are established in their temporary relocation home.

- 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.
 - ✓ Community rooms have been closed in compliance with the COVID-19 requirements.

April 7, 2020

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

FSS:

Continued outreach, case management and annual assessments. The below chart is as of 03-31-2020.

	Sandra	Traci	TOTAL
Active	37	32	69
New contracts added this month	1	0	1
Graduates this grant period	1	0	1
Terminated for Non-Compliance / Contract Expired / Voluntary Withdrawal within this grant period	0	0	0
Active participants who have ported out this grant period	0	0	0
Increase in Earned Income this month	283,871	358,343	642,214
Increase in Tenant Payment (TTP) this month	5,567	6,779	12,346
Total Escrow Accounts	29	18	47
New Escrow Accounts this grant period	0	0	0
Percentage of participants with an Escrow Account this month	76%	56%	67%
Total Escrow Account balance	148,725	169,716	318,441
Total interim withdrawals paid within this grant period	0	0	0
Total of Escrow Account funds paid out to FSS Graduates for this grant period	16,010	0	16,010

SERVICES:

Life as we know it has drastically changed. Resident Services staff is mostly working remotely (except for Monday's). We are working with the Food Bank to deliver fresh produce and some nonperishables to any of our households who would like it. We are currently packing individual bags and delivering to 125+ households. As you can imagine, this number increases daily.

We have been reaching out to residents by phone and email to all of our properties. We are "checking in" with them as well as making sure they are aware and connected to community resources.

We are continuing activities and learning opportunities within our Learning Centers. Samantha has made a Google Classroom with educational activities, games and crafts.

The last couple of weeks the RAD Team has been busy moving residents from Toro Senior to new locations. Resident Services has been reaching out to those residents to offer a dinner/meal of their choice to be delivered at their new location. We want to thank those residents for being understanding and cooperative during this challenging time. Residents have been extremely thankful and appreciative ☺

A RAD resident suggested doing a "virtual egg hunt"... We have implemented this idea and I have attached a flyer for explanation. Hopefully by the time of the board meeting, we will have a photo of the winning egg!



Egg Art Contest

Gather your craft supplies and join in on the fun! Create and decorate a paper egg to display in your window! Best design will win a prize!

Instructions:

Create and design an egg using any type of paper, no larger than 3 feet in length, to display in a street facing window! One decorated paper egg per household. To participate sign up required, see below.

Be sure to display your decorated egg in your street facing window by Friday April 10th at 10:00am! Once displayed, HASLO staff will take a photograph and submit it to the judges. The winner will receive a \$30 Gift Card to the store of their choice!

Be sure to sign up by Friday April 10th at 8:00am, so your egg can be photographed and entered into the contest!

**Sign up by phone or email to Katie Arras at
805-594-5343 / karras@haslo.org**

Development Update



Date of Update	4/8/2020	
DEVELOPMENT		
PROJECT	ACTION	NOTES/GOALS
224 S. Halcyon	Construction	Performing site improvements, trying to hold a May 31, 2020 completion date
RAD Conversion		
	Construction	Upham, Olive Branch and Highland Apartments are complete. Puerta Del Sol, Harris and Southwood Apartments are under construction.
The Courtyard	Construction	In construction, two buildings are on schedule, two buildings are delayed well past the lease up schedule in the Partnership Agreement. Strategy for partial occupancy in place.
	Financing	Contingency will be exhausted, requiring additional funds from outside sources or developer fee
Toscana Site	Site control	Deeded to HASLO
	Entitlements	Architecture RFPs received, working on unit mix, schedule for entitlements in 2020
Bishop Street Studios	Financing	Converted to Perm
	Tax Credits	Working on placed in service package
Office	Entitlements	Responding to ARC comments, planning to resubmit to ARC asap.
Nipomo Senior 40	Strategy	Co-development with HACSB and related party GC 40 units of senior housing
	Financing	Preliminary indicators suggest we will get a reservation. Finance closing and construction start anticipated for 12/2020
2655 Shell Beach Road	Acquisition	Seller has accepted a purchase agreement with a 12 month entitlement contingency
	Strategy	20+ units of senior housing, co-developing with Pacific Development Group
	Entitlements	Pismo Beach City Council committed funds for the project at 04/07/20 hearing
	Financing	TCAC 9% application planned for 3/21
405 Atascadero Road	Entitlements	Working with City of MB on Mitigated Negative Declaration and resubmittal for Planning Commission
		Working with Tribes to determine appropriate mitigation measures
	Strategy	35 units of large family housing, co-developing with Jim Rendler
	Financing	TCAC 9% application planned for 7/20
736 Orcutt Road	Strategy	30+ units of special needs housing, built around the old house
	Entitlements	Pre-conceptual package discussed with City
	Financing	TCAC application planned for 3/21
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 3/21



Courtyard



Halcyon