

LOCATION: Pursuant to Executive Orders N-60-20 and N-08-21 executed by the Governor of California, and subsequently Assembly Bill 361, enacted in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.), Commissioners and members of the public may participate in this meeting by teleconference.

Join Zoom Meeting:

<https://zoom.us/j/98057177103?pwd=TXljeW5UMVMYTS8rcS81Y0hiUjNOUT09>

Meeting ID: 980 5717 7103

Passcode: 975423

Dial in by phone: 253-215-8782

LOCATION: Via teleconference

TIME: 12:00 P.M.

12:00 PM	REGULAR MEETING	487 Leff Street
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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. During the Public Comment period, you may address the Board on items that are not on the agenda. Time limit per speaker 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 NOVEMBER 17, 2022.

Approve the Minutes of the Regular Board of Commissioners Meeting of November 17, 2022.

C2. HASLO MONTHLY DISBURSEMENT REGISTER (available for review at the meeting)

C3. HOUSING CHOICE VOUCHER (SECTION 8)

C4. VACANCY LOSS REPORT

C5. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT

DISCUSSION ITEMS

D1. VIRTUAL MEETINGS:

RECOMMENDED ACTION: Adopt Resolution No. 33 (2022 Series) Authorizing Teleconference (Virtual) Meetings of the Board of Commissioners of the Housing Authority of San Luis Obispo (HASLO) Pursuant to the Ralph M. Brown Act, as Authorized by Assembly Bill 361 (California Government Code Section 54953)

D2. CITY ADVISORY BODY ANNUAL RECRUITMENT

HASLO has five Commissioner terms opening in 2023. Existing commissioners may re-apply for an additional term (there are no term limits). Discussion regarding upcoming vacancies and appointment process.

CLOSED SESSION

1. 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.

2. Closed session, pursuant to section 54957

PUBLIC EMPLOYMENT

RECOMMENDED ACTION: Adopt Resolution No. 34 (2022 Series) Appointing an Interim Executive Director of the Housing Authority of the City of San Luis Obispo

Consideration of appointment of temporary Interim Executive Director effective January 1, 2023. Mr. Smith retires at end of 2022 and recruitment process is not yet completed.

ADJOURNMENT

The next meeting, the Annual Meeting, will be held on January 19, 2023, at 12:00 p.m.

REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 11:50 A.M. ON DECEMBER 12, 2022, 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

November 17, 2022

CALL TO ORDER

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, November 17, 2022, at 12:03 p.m. by Chair Jay C. Beck. Per CA Executive Orders N-60-20 and N-08-21 and Assembly Bill 361, the meeting was authorized to be held via teleconferencing and was made accessible to the public telephonically.

ROLL CALL

PRESENT: Commissioners Beck, Boyer, Gillett, Odenthal, Souza

ABSENT: Commissioners Crotser, Steinberg

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

PUBLIC COMMENT:

Commissioner Souza spoke on behalf of the residents at Atascadero Senior Housing.

EXECUTIVE DIRECTOR'S REPORT:

Scott Smith, Executive Director, reported:

- 1) Smith followed up with the board that there does not appear to be a difference public participation at our meetings, when comparing virtually attendance to in person attendance.
- 2) Staff completed two days of training sponsored by the Corporation for Supportive Housing. Our goal is to develop HASLO best practices around Housing First and special needs occupants requiring case management services in order to remain successfully housed.
- 3) The Planning Commission approved our project at 1422 & 1480 Monterey Street. San Luis Obispo Nonprofit Housing Corporation Director Krista Jeffries was in attendance supporting the project. She is a great advocate for us. Smith presented the one-minute fly-over video of the project.

Commissioners asked what prompted the training. Staff explained that they felt it was necessary for our supportive housing staff. Director of Finance Ken Litzinger explained that a lot of state funding requires housing first scenarios which requires supportive services. 40 units at the Anderson will require supportive services and all clients at Paso Homekey need services. Staff is dealing with very challenging residents. There was discussion about online training for the Commissioners.

12:25 P.M. Commissioner Crotser now present.

CONSENT AGENDA:

- C1. **MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF OCTOBER 20, 2022**
- C2. **HASLO MONTHLY DISBURSEMENT REGISTER** (available for review at the meeting)
- C3. **HOUSING CHOICE VOUCHER (SECTION 8)**
- C4. **VACANCY LOSS REPORT**
- C5. **FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**
- C6. **CONSTRUCTION & DEVELOPMENT REPORT**

Commissioners asked why Brizzolara and Pismo Buchon have higher vacancies. Staff explained that Brizzolara is working on a long-term project to repair bathrooms. The vacancy at Pismo Buchon is for a three-bedroom Project Based Voucher unit which has been difficult to fill.

ACTION TAKEN: A motion to approve the **Consent Agenda** was made by Commissioner **Crotser**, seconded by Commissioner **Boyer**, and approved on the following roll call vote:

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

DISCUSSION ITEMS:**D1. VIRTUAL MEETINGS:**

ACTION TAKEN: A motion to adopt **Resolution No. 31 (2022 Series) Authorizing Teleconference (Virtual) Meetings of the Board of Commissioners of the Housing Authority of San Luis Obispo (HASLO) Pursuant to the Ralph M. Brown Act, as Authorized by Assembly Bill 361 (California Government Code Section 54953)**, was made by Commissioner **Beck**, seconded by Commissioner **Souza**, and approved on the following roll call vote:

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

D2. AMENDMENTS TO ADMIN PLAN FOR YOUTH PREFERENCES

Elaine Archer, Director of Housing Management, explained that the vouchers for youth, FUP and FYI, require the recipient to be younger than 25 years old and are limited to 36 months. HUD recognizes that the recipients may not be financially self-sufficient when their voucher expires to afford our rents, so Housing Authorities are required to move them to a regular HCV after their FUP or FYI ends. Sandra Bourbon, Director of Resident Services, commented that the majority of the FUP/FYI recipients are working and on the road to self-sufficiency.

ACTION TAKEN: A motion to adopt **Resolution 32 (2022 Series) Approving Amendments to the Housing Authority of San Luis Obispo's Administrative Plan for A Preference for Foster Youth Initiative (FYI) and Family Unification Program-Youth (FUP-Y)**, was made by Commissioner Beck, seconded by Commissioner Crotser, and approved on the following roll call vote:

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

D3. SHELL BEACH RD PROJECT UPDATE

Construction bids for the project are averaging \$900k over budget due to higher interest rates for perm mortgages and decreased market value for tax credits. Director of Construction and Development Michael Burke found savings of \$200k in construction costs. The City of Pismo Beach is providing additional fee waivers that would close the gap to \$400-500k. Staff outlined other options they are exploring. Commissioners complimented the team on their creativity.

12:53 P.M. Chair Beck announced we were going into closed session.

12:53 P.M. Public and Sandra Bourbon now absent.

1. 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 provided to commission

1:08 P.M. Commissioner Beck, Ken Litzinger, Elaine Archer, Michael Burke, Michelle Pedigo, and Vicky Culman now absent.

Commissioner Boyer is now chairing the closed session.

2. Closed session, pursuant to section 54957

PUBLIC EMPLOYMENT

1:12 P.M. **Scott Smith now absent.**

1:16 P.M. **Commissioner Boyer announced that the closed session had ended, and we were back in regular session.**

There being no further business, the meeting was adjourned at 1:17 p.m.

Respectfully submitted,

Scott Smith, Secretary

Executive Summary

Housing Choice Vouchers (“Section 8”)

- Housing Choice Voucher Program
 - The last 3 months have been busy with intake and new leases. Activity by voucher program is:

Property	09/2022	10/2022	11/2022	Total
Emergency Vouchers	10	6	4	20
Foster Youth	0	1	0	1
Mainstream	8	4	5	17
Veterans (VASH)	1	1	5	7
Housing Choice Vouchers	14	21	13	48
GrandTotal:	33	33	27	93

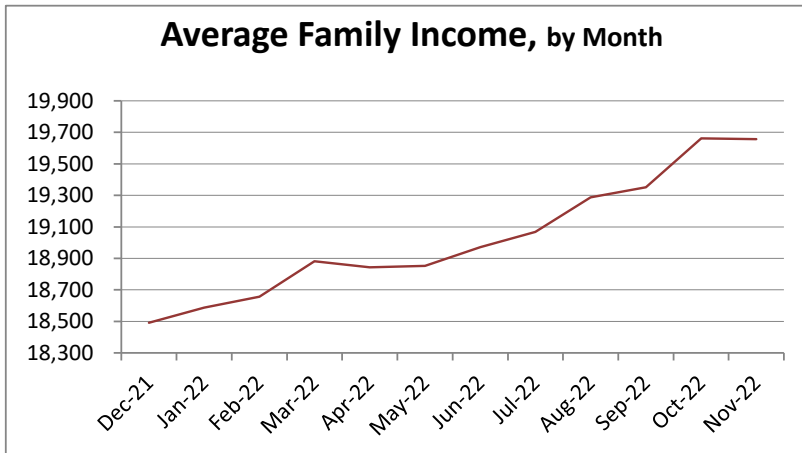
- The turnover of vouchers continues to be in the 9-10% range, consistent with prior years
- Emergency Housing Vouchers
 - We continue to work with applicants on finding housing with their voucher, with the expectation that we will fully utilize the vouchers by the end of the year
 - A number of inspections are currently in progress for new leases
- HQS Inspections
 - The covid waiver expires 12/31/2022 for finishing up all of the inspections that were delayed by the pandemic
 - We continue to closely monitor the HQS inspections, following up on missed inspections
- Mainstream Vouchers
 - We have fully utilized the vouchers that have been awarded by HUD
 - An application was submitted at the end of the summer for additional vouchers, but we have not received confirmation of when HUD will be announcing the awards for the new vouchers
- SEMAP
 - HUD experienced issues with the month-end close and the reports are not available at this time

HASLO

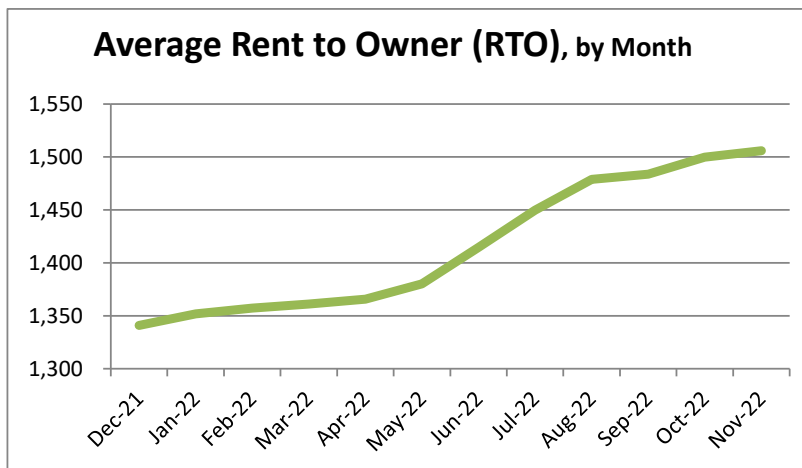
Voucher Monthly Analysis (VMA)

Rolling 12 months

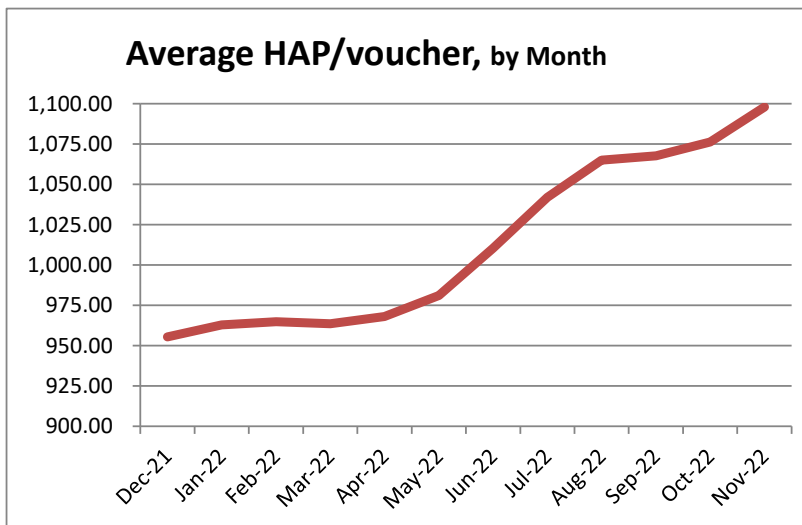
Note: includes Welcome Home Vouchers (EHV)



Average HH Income, 12 month % change: 6.3%



RTO, 12 month % change: 12.3%
(including new leases)
FMR Increase, as of 10/1/2021 (Fair Market Rents) 13.4%



Average HAP, 12 month % change: 14.9%

Notes:

- average HAP/voucher may differ from Finance submissions to HUD, due to timing/reporting differences
- represents averages across the programs/voucher types

Housing Authority of San Luis Obispo
Housing Choice Voucher Lease up and Funding Analysis
December 2022

The summary at the top of the page shows the year to date leasing activity for our “Regular” Housing Choice Voucher program. The Regular vouchers are comprised of 2,222 general vouchers, 226 Veterans vouchers, and 47 Family Unification/Foster Youth Initiative vouchers for a total of 2,495 available vouchers. In addition, HASLO administers 153 Mainstream and 196 Emergency Housing Vouchers (EHV) that HUD considers as separate stand-alone programs for tracking and funding purposes.

Effective October 1st we have been awarded an additional 17 vouchers. These are regular vouchers and will not require any special tracking.

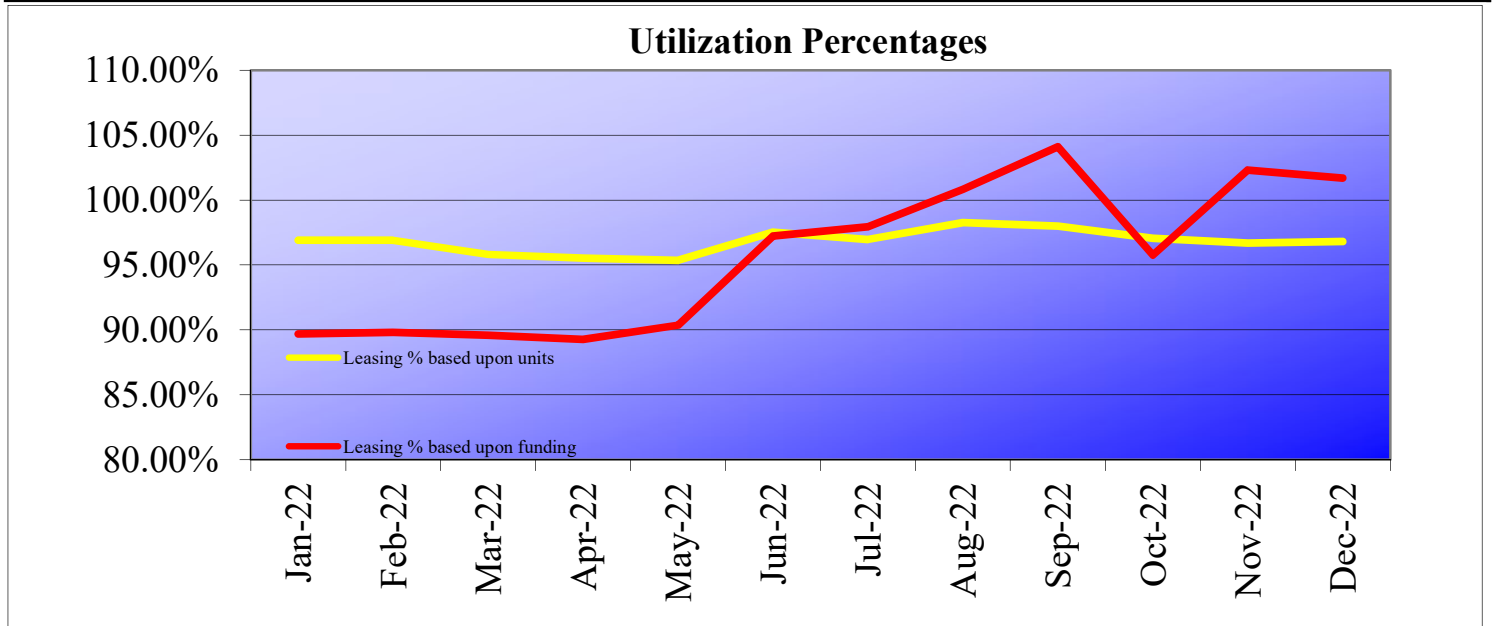
We are projecting that the Average Housing Assistance Payment (HAP) will increase materially as landlords become aware of the increases to the HASLO payment standard and request rent increases. The rental market continues to be very competitive, which is resulting in increasing market rents. We are applying for set-aside funding and are hopeful we will receive additional funding. HUD has released and estimated 7.6% inflation factor for our 2023 funding.

The Mainstream voucher program continues to have strong leasing numbers. We have recently applied for 30 more Mainstream vouchers. We did not receive any of these vouchers in the first round of awards but remain hopeful we will receive some in subsequent awards.

Reserves remain strong at around \$2.3 million, which allow us to maintain a high lease up through the remainder of the year.

Housing Authority San Luis Obispo
HCV Leasing Financial Analysis
December 2022

	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 2022	2,476	2,399	96.89%	\$ 2,547,469	\$ 2,284,512	\$ 262,957	89.68%	\$ 952
February 2022	2,477	2,400	96.89%	\$ 2,547,469	\$ 2,287,235	\$ 260,234	89.78%	\$ 953
March 2022	2,477	2,373	95.80%	\$ 2,547,469	\$ 2,282,009	\$ 265,460	89.58%	\$ 962
April 2022	2,478	2,367	95.52%	\$ 2,547,469	\$ 2,273,893	\$ 273,576	89.26%	\$ 961
May 2022	2,478	2,363	95.36%	\$ 2,547,469	\$ 2,302,139	\$ 245,330	90.37%	\$ 974
June 2022	2,478	2,417	97.54%	\$ 2,547,469	\$ 2,476,801	\$ 70,668	97.23%	\$ 1,025
July 2022	2,478	2,403	96.97%	\$ 2,547,469	\$ 2,495,174	\$ 52,295	97.95%	\$ 1,038
August 2022	2,478	2,435	98.26%	\$ 2,547,469	\$ 2,568,510	\$ (21,041)	100.83%	\$ 1,055
September 2022	2,478	2,428	97.98%	\$ 2,547,469	\$ 2,652,269	\$ (104,800)	104.11%	\$ 1,092
October 2022	2,478	2,405	97.05%	\$ 2,564,269	\$ 2,455,503	\$ 108,766	95.76%	\$ 1,021
November 2022	2,478	2,396	96.69%	\$ 2,564,269	\$ 2,623,728	\$ (59,459)	102.32%	\$ 1,095
December 2022	2,478	2,399	96.81%	\$ 2,564,269	\$ 2,607,825	\$ (43,556)	101.70%	\$ 1,087
YTD	29,732	28,785	96.81%	\$ 30,620,028	\$ 29,309,598	\$ 1,310,430	95.72%	\$ 1,018



NRA + Prog Reserve Balance (Excess HAP) as of 1/1/2022	\$ 1,030,563	YTD Voucher	YTD	
HAP Funding YTD:	\$ 30,620,028	Months	Vouchers	
HAP Expenditures YTD:	\$ 29,309,598	Available	Leased	
HAP Revenue (Fraud, FSS Forfeits) YTD:	\$ 211	Regular Vouchers	26,511	26,150 98.6%
Current Remaining NRA / Prog Reserve:	\$ 2,341,204	Veterans (VASH)	2,712	2,190 80.8%
Months in Reserves at Current Monthly Expense Levels	22.3	Family Unification	560	445 79.5%
Reserves as a Percentage of Budget Authority	7.7%	Total Vouchers	29,783	28,785 96.6%
Current Monthly Funding (a)	\$ 2,547,469			
Current Average HAP Payment (b)	\$ 1,087	Mainstream	1,836	1,791 97.5%
# of Units the Current Monthly Funding Would Support (a)/(b)	2,343	Emergency Housing	2,112	1,915 90.7%
# of Units Currently Leased	2,399			
Excess Units Leased, Current Month	56			
Current Year-to-Date Funding (a)	\$ 30,620,028			
Current Year-to-Date Average HAP Payment (b)	\$ 1,018			
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	30,072			
# of Unit-Mos Leased Year-to-Date	28,785			
Excess Unit-Mos Leased, Year-to-Date	(1,287)			

Executive Summary
Property & Asset Management

- Key Accomplishments for the Property Management team last month:
 - Vacancies / Lease-Up
 - ✓ Macadero is putting in new staircases on 3 of the buildings – the work started at the end of November and is progressing well. We will fill the vacancies after the construction is complete
 - ✓ Pismo Buchon has a PBV unit (3 bed) that has been challenging to find qualified applicants for, including the back-and-forth coordination that is required with the PBV waiting list
 - Maintenance
 - ✓ We continue to work on turning units at Paso Home Key, getting ready for the next phase of renovations for the kitchen sink – tenants have now moved into Building D – with a completed kitchen sink and a bathroom sink – the renovations have been well received
 - ✓ We continue to work on implementing the mobile work orders and developing reports to track work orders and improve our reporting and tracking of both reactive and preventive work orders
 - Property Management
 - ✓ We have hired an onsite manager for 860 on the Wye and a new manager for SLO Villages (the existing manager has transferred to live onsite at Halcyon)
 - ✓ PM will be working closely with section 8 at SLO Villages on tenants that have had changes in family composition and need to move to the right-sized unit
 - Anderson Renovation & Relocation
 - We have formed a team to work on the Anderson relocation plan
 - We have signed leases for 20 market units to use for temporary relocation
 - Another in-person meeting was held with the tenants at the Anderson to explain the legal notices that we are required to serve them for the transition in their subsidy and the relocation
 - Supportive Housing Program
 - ✓ Corporation for Supportive Housing (CSH) held a two-day training session with property management and supportive housing staff. The training was well received and we are developing next steps for formalizing a set of policies and procedures for our supportive housing services
 - ✓ We hold weekly meetings to discuss the “top 5” challenges

**Vacancy Summary
as of 11/30/22**

	<u>Vacancy Loss</u>		<u>GPR</u>	<u>Budgeted %</u>		<u>Avg Days Vacant</u>	<u>% Annual Turnover</u>	<u># of Units Turned</u>	<u>Total Units</u>	<u>% Occupied as of 11/30</u>
	<u>Current Month</u>	<u>Vacancy Loss Rolling 12 Month</u>		<u>of GPR</u>	<u>% of GPR</u>					
NOTE: All day counts include weekends										
<u>Tax Credit Properties</u> (rolling 12 months)										
860 on the Wye	\$197	\$1,592	\$250,620	0.97%	0.64%	45	10%	2	20	100%
Atascadero	\$0	\$7,627	\$246,031	0.88%	3.10%	67	21%	4	19	100%
Bishop Street Studios	\$0	\$4,078	\$486,660	1.78%	0.84%	56	6%	2	33	100%
Brizzolara	\$0	\$17,648	\$398,496	0.45%	4.43%	78	20%	6	30	100%
Carmel	\$0	\$3,099	\$260,868	0.91%	1.19%	51	11%	2	19	100%
Courtyard	\$2,418	\$7,338	\$577,884	2.00%	1.27%	27	26%	9	35	100%
DRT (Johnson)	\$665	\$5,498	\$562,044	0.40%	0.98%	41	13%	5	40	100%
Halcyon	\$0	\$2,186	\$261,960	2.00%	0.83%	53	5%	1	20	100%
Hidden Creek	\$0	\$4,868	\$1,162,920	0.40%	0.42%	22	11%	9	80	100%
Ironworks	\$1,439	\$10,150	\$796,982	4.54%	1.27%	41	11%	5	46	96%
RAD175/SLO Villages	\$5,734	\$14,972	\$2,804,988	5.00%	0.53%	29	7%	13	175	100%
Islay Hills (Ironbark)	\$0	\$10,090	\$292,884	0.29%	3.45%	77	15%	3	20	100%
Laurel (Marvin Gardens)	\$0	\$3,897	\$331,956	0.29%	1.17%	58	8%	2	24	100%
Pismo Buchon	\$1,155	\$9,288	\$163,992	0.29%	5.66%	86	36%	4	11	91%
Willow Walk	\$1,553	\$1,649	\$744,048	5.00%	0.22%	12	8%	3	39	100%
Total, Tax Credit Properties	\$13,161	\$103,980	Average=	1.68%	1.73%	49	14%	5		99%
<u>SLONP Properties</u> (rolling 12 months)										
Blue Heron	\$352	\$432	\$241,848	2.94%	0.18%	16	14%	2	14	93%
Empire	\$0	\$0	\$173,400	1.00%	0.00%	-	0%	0	13	100%
Ferrell	\$0	\$0	\$187,200	2.07%	0.00%	-	0%	0	8	100%
Macadero	\$2,975	\$29,714	\$328,200	2.58%	9.05%	94	37%	7	19	89%
Margarita	\$0	\$125	\$345,360	2.52%	0.04%	9	5%	1	21	100%
Total, SLONP Properties	\$3,327	\$30,271	Average=	2.22%	1.85%	40	11%	2		96%
<u>EIHC Properties</u> (rolling 12 months)										
Poinsettia	\$0	\$10,858	\$448,488	3.56%	2.42%	63	15%	3	20	100%
Total, EIHC Properties	\$0	\$10,858								
<u>50059/Other Properties</u> (rolling 12 months)										
Dan Law	\$0	\$0	\$131,400	2.54%	0.00%	-	0%	0	9	100%
Parkwood	\$0	\$19,143	\$639,948	4.00%	2.99%	80	15%	5	34	100%
Total, 50059/Other Properties	\$0	\$19,143	Average=		1.50%	80	7%	3		100%
	\$16,488	\$164,252	Overall Average=		1.84%	50	13%	4		94%
prior month	\$10,075		Prior Month Overall=		1.90%	54	14%	4		92%
% increase/(decrease)	64%		net change		-0.06%	-4	-1%	0		2%

December 6, 2022

To: HASLO Board of Commissioners
From: Sandra Bourbon, Director of Resident Services
Re: November 2022

Family Self-Sufficiency Program (FSS):

Yardi has updated our FSS software to comply with the new HUD regulations.

We have enrolled 8 new FSS participants in November with effective dates of December 2022. We are continuing enrollments as well as on going case management with our active participants.

We have had a couple of FSS graduates since our last report. JM graduated with \$5,219 and is working as a Dental Office Manager. KE graduated with \$8,690 and is self-employed as a Child Care Provider. VJ graduated with \$17,269 and is employed as a Medical Assistant.

SERVICES:

We continue to be busy providing services at our properties throughout the county. Here are some highlights from November/December:

- SLO Food Bank distribution to seniors and monthly Seniors Farmers Market at Del Rio Terrace
- Veterans Day appreciation breakfast at 860 on the Wye
- Worked with Grassroots to assist our seniors in signing up for a meal
- Re-opened activities at Hidden Creek and Atascadero Senior Housing
- Collaborated with Santa Barbara Department of Health to provide a cancer detection, screening and prevention presentation
- Collaboration with Cal Poly for "Secret Santa"-serving 85 children
- Civic Ballet-We were given 50 tickets for our residents
- Coordinating with Wilshire Hospice to provide a "Living with Dying" presentation
- Eco Club of 5 Cities will be providing a Christmas Party for the residents at the Anderson
- Senior Angels of the Central Coast has adopted our residents at Willow Walk and 860 on the Wye to provide a "Secret Santa"

*Brief update on our Senior Tech Clinics: We continue to have interest in this service with needs in the range of very simple to fairly complex. Chris met with 8 residents in the month of November.

*Monthly calendars continue to go out to all of our HASLO managed properties that include in person and virtual activities, resources and referrals.

RESOLUTION NO. 33 (2022 SERIES)

RESOLUTION AUTHORIZING TELECONFERENCE (VIRTUAL) MEETINGS OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SAN LUIS OBISPO (HASLO) PURSUANT TO THE RALPH M. BROWN ACT, AS AUTHORIZED BY ASSEMBLY BILL 361 (CALIFORNIA GOVERNMENT CODE SECTION 54953)

WHEREAS, on March 4, 2020, Governor Newsom issued a Proclamation of State of Emergency in response to the COVID-19 pandemic; and

WHEREAS, the proclaimed state of emergency remains in effect; and

WHEREAS, on March 17, 2020, Governor Newsom issued Executive Order N-29-20 that suspended the teleconferencing rules set forth in the California Open Meeting law, Government Code section 54950 et seq. (the “Brown Act”), provided certain requirements were met and followed; and

WHEREAS, on June 11, 2021, Governor Newsom issued Executive Order N-08-21 that clarified the suspension of the teleconferencing rules set forth in the Brown Act, and further provided that those provisions would remain suspended through September 30, 2021; and

WHEREAS, on September 16, 2021, Governor Newsom signed AB 361, allowing legislative bodies subject to the Brown Act to continue meeting by teleconference until January 1, 2024, if the legislative body determines that meeting in person would present imminent risks to the health or safety of attendees, and further requires that certain findings be made by the legislative body every thirty (30) days; and

WHEREAS, California Department of Public Health and the federal Centers for Disease Control and Prevention (“CDC”) caution that the Omicron variant of COVID-19, currently the dominant strain of COVID-19 in the country, is more transmissible than the original SARS-CoV-2 variant of the virus, and that even fully vaccinated individuals can be infected and may spread the virus to others resulting in rapid and alarming rates of COVID-19 cases and hospitalizations; and

WHEREAS, holding in person meetings would present imminent risks to the health or safety of attendees.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners that:

1. The proclaimed state of emergency continues to impact the ability of Commissioners, staff, and the public to meet safely in person, and meeting in person would present imminent risks to the health or safety of attendees.

2. Staff is directed to return at its next regularly scheduled meeting with an item for the Board of Commissioners to consider making the findings required by AB 361 to continue meeting under its provisions.

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

AYES:

NOES:

ABSENT:

ABSTAINED:

The foregoing Resolution was duly adopted and passed this 15th day of December, 2022.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

RESOLUTION NO. 34 (2022 SERIES)

RESOLUTION APPOINTING AN INTERIM EXECUTIVE DIRECTOR OF THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

WHEREAS, Scott Smith, the Executive Director of the Housing Authority of the City of San Luis Obispo (hereinafter “HASLO”) informed the Board of Commissioners of HASLO at its February 17, 2022 meeting that he intends to retire effective December 30, 2022; and

WHEREAS, the Commissioners have hired an outside firm to recruit and search for a new Executive Director; and

WHEREAS, HASLO requires an Interim Executive Director until the hiring process is completed and the new Executive Director begins their employment; and

WHEREAS, the Commissioners discussed possible candidates for this position during the meeting.

NOW THEREFORE BE IT RESOLVED THAT, HASLO’s Board of Commissioners does hereby appoint _____ as the Interim Executive Director commencing on December 31, 2022, and remaining in effect until the start date of the new Executive Director; and

FURTHER RESOLVED, that the Interim Executive Director is authorized to sign contracts, deeds, funding documents, resolutions, grants, and other instruments on behalf of HASLO and on behalf of all partnerships and limited liability companies where the Housing Authority is the manager or managing general partner.

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

AYES:
NOES:
ABSENT:
ABSTAINED:

The foregoing Resolution was duly adopted and passed this 15th day of December, 2022.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY