

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

<https://global.gotomeeting.com/join/443960557>

You can also dial in using your phone: (312) 757-3121

Access Code: 443-960-557

**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 ANNUAL MEETING OF JANUARY 21, 2021, AND THE SPECIAL MEETING OF JANUARY 27, 2021.**  
Approve the Minutes of the Annual Board of Commissioners Meeting of January 21, 2021, and the Special Meeting of January 27, 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**

**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 March 18, 2021, at 12:00 p.m. virtually.

**REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 1:30 P.M. ON FEBRUARY 12, 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

January 21, 2021

#### **CALL TO ORDER**

The Annual Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, January 21, 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, Clover Robinson, and Vicky Culman

#### **PUBLIC COMMENT:**

Jamie Coyle present but no comment

Scott Smith, Executive Director, suggested that item D3 get moved to the start of the meeting since the Director of Construction and Development, Michael Burke, had to leave the meeting early.

#### **D3. DEVELOPMENT STATUS REPORT**

Burke reported on the status of the following projects:

- Motel 6/Project Homekey – The rooms need kitchenettes.
- Cleaver Site in Grover Beach – An RFP has gone out to architectural firms.
- 1422 and 1480 Monterey – Escrow closed on these properties.
- RAD – Four more properties remain for rehabilitation: Palmview, Augusta, Leff Street, and Hathway.
- Courtyard at the Meadows – The last two buildings should be completed by the end of the month.
- Toscano – We will apply for 9% tax credits in March with the hope of starting construction in late 2021 or early 2022.
- HASLO office – Working on determining floor plans before starting construction drawings and submitting to City for a building permit.
- Nipomo Senior – Under construction. This County project will be a 16-month build.
- 2655 Shell Beach – We will apply for tax credits in March. It will be a mixed-use project.
- Morro Bay – 4% tax credit application is due February 4.
- Former Maxine Lewis Shelter – Will yield approximately 40 studio or 1 bedroom apartments. This is a challenging site due to creek, topography and historic house. The project will provide permanent housing for the homeless population.
- 690 Victoria – The City's Architectural Review Committee was concerned with the height of the building so some modifications are being made.
- 700 N. Oak Park – The property is in escrow and due diligence is continuing.
- Bridge Street – Application submitted to City. Hoping to get scheduled on Architectural Review Committee's March agenda.
- Iron Works Mixed-Use – This site will have approximately 3,000 square feet of commercial space, and an additional nine housing units.

12:28 P.M. Michael Burke now absent.

**EXECUTIVE DIRECTOR'S REPORT:**

Smith reported that hiring and training during COVID is tough. Smith mentioned that a Special Meeting of the HASLO Commissioners may need to be convened to approve incurring a tax-exempt obligation for financing the Morro Bay project. The tax credit application for Morro Bay is due February 4.

**D1. ELECTION OF OFFICERS – HASLO CHAIR AND VICE CHAIR ARE ELECTED EACH YEAR AT THE JANUARY MEETING**

Chair Beck opened the floor for nominations of Chair and Vice Chair. Commissioner Crotser nominated Jay Beck as Chair and Ashlea Boyer as Vice Chair. Commissioner Steinberg seconded the nominations. The motion was unanimously approved.

**ACTION TAKEN:** A motion to adopt **Resolution No. 1 (2021 Series) Electing Chair and Vice Chair of the Housing Authority of the City of San Luis Obispo** was made by Commissioner Crotser, seconded by Commissioner Steinberg, and approved on the following roll call vote:

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

**ACTION TAKEN:** A motion to adopt **Resolution No. 2 (2021 Series) Authorizing Signers and on behalf of the Housing Authority of the City of San Luis Obispo (HASLO) and All Partnerships and Limited Liability Companies where HASLO is the Manager or Managing General Partner** was made by Commissioner Crotser, seconded by Commissioner Boyer, and approved on the following roll call vote:

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

**CONSENT AGENDA:**

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF NOVEMBER 21, 2020**
- C2. HOUSING CHOICE VOUCHER (SECTION 8)**
- C3. PROPERTY MANAGEMENT REPORTS**
- C4. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**

Commissioner Crotser noted that the Section 8 waiver chart did not provide a date for the board meeting in which the Annual Plan was reviewed. Staff will update the waiver chart with the correct date.

Chair Beck asked for a correction to the November 19 minutes to show that the meeting was called to order on November 19 and not October 15.

Beck had questions regarding the “Vouchers by Program Type” chart. Staff are reviewing those numbers. Regarding the SEMAP report, Beck wanted confirmation that we are in line with inspections even though there are 334 late in accordance with COVID waivers. Elaine Archer, Director of Housing Management, explained that HUD requires us to complete late inspections during the last six months of 2021 which requires us to catch up on 15 months of waivers in only a six-month period. For that reason, Housing Assistants will be certified as HQS inspectors.

Beck appreciated reading the positive comments from the Toro senior residents who recently returned to their rehabilitated units.

Finally, Beck enjoyed the winning poem from Resident Services’ Senior Holiday Poem Contest.

**ACTION TAKEN:** A motion to approve all Consent Agenda items, with corrections to the minutes as stated, was made by Commissioner Beck, seconded by Commissioner Souza, and unanimously approved.

**12:49 P.M. Sandra Bourbon now absent.**

### **DISCUSSION ITEMS:**

#### **1. UPDATING ADMIN PLAN FOR SET-ASIDE VOUCHERS FOR DSS-HSP (Foster Youth)**

Archer provided background explaining that the residents in this Department of Social Services program receive case management and are unable to find affordable housing once they graduate.

**ACTION TAKEN:** A motion to adopt **Resolution No. 3 (2021 Series) Approving Amendments to the Housing Authority of the City of San Luis Obispo’s Administrative Plan for an Allocation of Set-Aside Vouchers for Department of Social Services in Support of the Housing Support Program at Sombrilla Apartments in Atascadero** was made by Commissioner Beck, seconded by Commissioner Steinberg, and approved on the following roll call vote:

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

#### **2. HASLO UTILITY ALLOWANCE FOR HOUSING CHOICE VOUCHER PROGRAMS**

Smith explained that HASLO engages in this annual process to determine apartment utilities costs for various state and federal programs. HUD sets the cost of an affordable rental at 30% of income, which includes utilities. Ken Litzinger, Director of Finance, added that the utility allowance allows us to determine rents for our tax credit properties. In response to Beck’s question regarding our methodology, Litzinger explained that we do not review individual units’ utilities usage, but rather information is gathered from each utility’s website. Beck gave a “hats off” to Clover Robinson, Accounting Manager, for her extraordinary work.

**ACTION TAKEN:** A motion to adopt **Resolution No. 4 (2021 Series) Approving Utility Allowances for the Housing Choice Voucher Programs** was made by Commissioner Crotser, seconded by Commissioner Souza, and approved on the following roll call vote:

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

**1:02 P.M. Chair Beck announced that we were going into closed session.**

**1:02 P.M. Jamie Coyle now absent.**

**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.

**1:47 P.M. Chair Beck announced that the closed session had ended and we were back in regular session.**

The Commission was updated by staff regarding this transaction.

There being no further business, the meeting was adjourned at 1:48 p.m.

Respectfully submitted,

Scott Smith, Secretary

**MINUTES**  
**SPECIAL MEETING**  
**HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO**  
**January 27, 2021**

**CALL TO ORDER**

A Special Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Wednesday, January 27, at 11:55 a.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, Crotser, Steinberg  
**ABSENT:** Commissioners Boyer, Gillett, Odenthal, Souza  
**STAFF:** Scott Smith, Ken Litzinger, Elaine Archer, Michael Burke and Vicky Culman

**PUBLIC COMMENT:**

No public in attendance

**11:57 A.M. Commissioner Gillett now present.**

**DISCUSSION ITEM:**

**MORRO BAY APARTMENTS INTENT TO INCUR TAX-EXEMPT OBLIGATION FOR FINANCING**

Scott Smith, Executive Director, explained that the resolution authorizes bond issuance for purposes of a Morro Bay tax credit application. Discussion followed.

**ACTION TAKEN:** A motion to adopt **Resolution No. 5 (2021 Series) Setting Forth the Authority's Official Intent to Incur a Tax-Exempt Obligation in Order to Finance the Acquisition and Construction of Morro Bay Apartments, and Authorizing Related Actions** was made by Commissioner Crotser, seconded by Commissioner Steinberg, and approved on the following roll call vote:

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

There being no further business, the meeting was adjourned at 12:07 p.m.

Respectfully submitted,

Scott Smith, Secretary

## Executive Summary

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

- COVID-19 Related Actions:
  - 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 drafted first and second notice templates that will be mailed to all landlords that should have their unit inspected in the next 6 months and won’t be because of COVID-19 restrictions
  
- Waiting List Lease-up Activity:
  - Based on our preliminary analysis of leasing requirements for 2021, we will slow down on the intake for the regular HCV vouchers off the 2020 waiting list.
  - The emphasis in leasing for 2021 will be on the PBV vouchers (for RAD)
  - Statistics for the % success rate by year is:

Year	Lottery Size	Leased-up	% <i>Leased</i>	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	47	<b>19%</b>	36%	81%	32%
				<i>County statistics</i>	<i>89%</i>	<i>23%</i>

- 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

<u>Voucher Analysis - 2021</u>		<u>HCV</u>		<u>PBV</u>		<u>VASH</u>		<u>FUP</u>		<u>Mainstream</u>	
		<u>new</u>	<u>EOP</u>	<u>new</u>	<u>EOP</u>	<u>new</u>	<u>EOP</u>	<u>new</u>	<u>EOP</u>	<u>new</u>	<u>EOP</u>
	January	10	-10	1	-3	4	-2	1		5	
	February										
	March										
	April										
	May										
	June										
	July										
	August										
	September										
	October										
	November										
	December										



- SEMAP Report
  - HUD experienced an issue with closing out the month of January and the SEMAP report is not available
- 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
- Mainstream Voucher Activity
  - We continue to receive referrals for the program and have already leased up 13 vouchers of the new award of 75 vouchers
- FUP Voucher Activity (Family Unification Program)
  - We anticipate that we will be fully leased up with the voucher allotment by the end of February

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

<b>Year</b>	<b>Month</b>	<b>New Leases</b>	<b>End of Participation</b>	<b>Net Change/ Month</b>
2020	February	23	-14	9
2020	March	23	-25	-2
2020	April	32	-19	13
2020	May	42	-12	30
2020	June	32	-23	9
2020	July	33	-17	16
2020	August	35	-19	16
2020	September	31	-15	16
2020	October	25	-17	8
2020	November	44	-17	27
2020	December	51	-19	32
2021	January	22	-15	7
<b>Totals for last 12 months</b>		<b>393</b>	<b>-212</b>	<b>181</b>
<i>average change/month</i>		<i>33</i>	<i>-18</i>	
<i>annualized % turnover statistic</i>			<i>8.5%</i>	
<i>2020 ytd turnover %:</i>			<i>8.7%</i>	

- 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– 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

**Vouchers, by Program Type  
Trend Analysis Report  
as of 1/31/2021**

	HUD Ctrct Maximum # Units	TOTAL Leased	# of Leased Participants, by voucher size					avg HAP Curr Mo	avg HAP pre-COVID	% chge	
			Studio	1 bd	2 bd	3 bd	4 bd				5 bd
HCV & TPV		1,736	9	1,075	406	205	38	3	\$900	\$814	10.6%
RAD / PBV		124	10	14	45	35	18	2	\$781	\$713	9.5%
PBV		312	25	103	88	84	12		\$802	\$760	5.5%
	2,205	2,172									
VASH	201	162	2	132	16	10	2		\$736	\$684	7.6%
PBV-VASH	25	23		21	2				\$687	\$726	-5.4%
FUP	38	35		3	18	12	2		\$1,342	\$1,182	13.5%
Mainstream	153	91	5	72	9	4	1		\$896	\$320	180.0%
	417	311									
	2,622	2,483	51	1,420	584	350	73	5	\$875	\$796	9.9%
<i>distribution by voucher size</i>			2%	57%	24%	14%	3%	0.2%			

- Voucher Payment Standard Analysis
  - Periodically HUD expects Housing Authorities to analyze the market rents to ensure that the payment standards are appropriate for voucher holders to find a home to rent and that current participants do not end up becoming rent burdened over time if the landlord rent increases rises faster, relative to the payment standards
  - Attached is an analysis of market rents, relative to payment standards
  - Overall, market rents have stayed high or are even increasing during covid-19, resulting in fewer units being available to voucher holders
  - The success of participants in leasing up has been remarkable over the last year and we will continue to watch this very closely as mainstream voucher holders continue to look for housing with the new allotment of vouchers

## HASLO –

### Analysis of Rental Postings vs. Payment Standards

The following chart shows what HUD posted as the Fair Market Rent for 2021, next to what the Payment Standard for SLO is, as compared to what the median rent for each unit size is when analyzing rentals available (posted to apartments.com or craigslist).

	FMR 2021	FMR 2020	P/S	Median	% var
0	\$1,166	\$1,153	\$1,100	\$1,350	123%
1	\$1,263	\$1,275	\$1,300	\$1,500	115%
2	\$1,665	\$1,657	\$1,700	\$1,975	116%
3	\$2,383	\$2,390	\$2,300	\$2,900	126%
4	\$2,877	\$2,909	\$3,200	\$3,900	122%

The percent variance next to the median shows that SLO County's median unit rates consistently exceed the payment standards, with rates at 115 to 125% when examining current and prior rate periods.

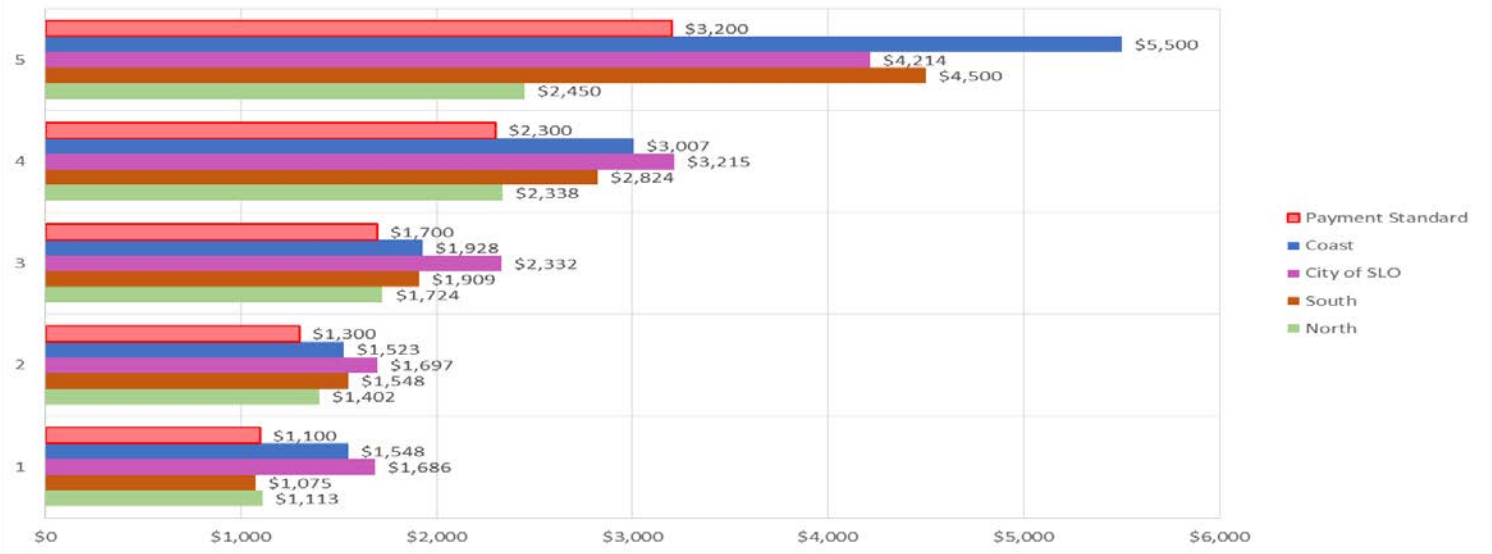
Out of the 296 units posted online this month for SLO County that are/will be available for rent, 21 are studio apartments, 66 are 1-bedrooms, 112 of them are 2-bedrooms, 78 3-bedroom, and 19 are 4-bedrooms. Below is a chart showing that less than 25% of these units, on average, are at or below the payment standard, making a limited number of units available to participants with a section 8 voucher.

	Total Units	At or Below	Percentage	Above	Percentage
0	21	6	29%	15	71%
1	66	15	23%	51	77%
2	112	29	26%	83	74%
3	78	14	18%	64	82%
4	19	3	16%	16	84%

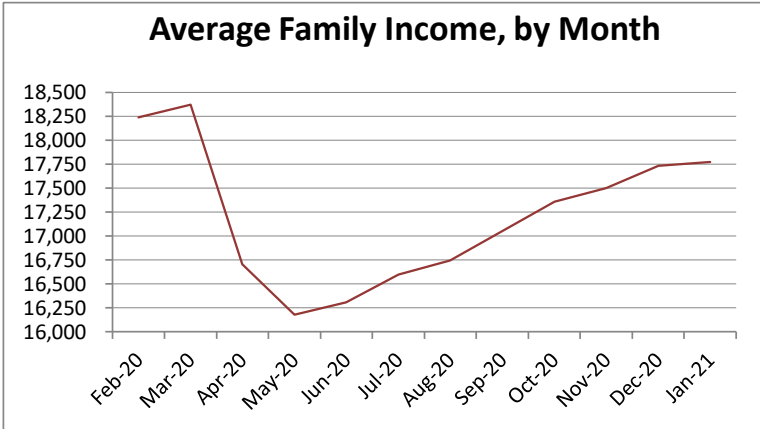
The FMR's are published annually in October. If SLO County got the maximum 110% of FMR, this still would be lower than the median rental prices – the vast majority of rentals would still be deemed unaffordable.

In the chart on the following page, we analyzed the rents across the four regions of San Luis Obispo County – North County, South County, Coastal, and City of San Luis Obispo – you can see that these regions differ in affordability compared to the payment standard. Within the City of SLO and in coastal units, posting prices are significantly higher than the payment standard consistently. On the other hand, rents are most affordable in the North County, particularly in Atascadero.

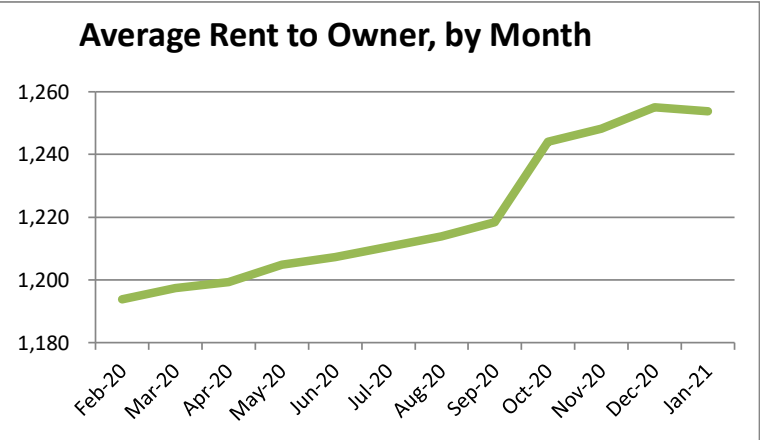
### Rental Postings vs Payment Standards



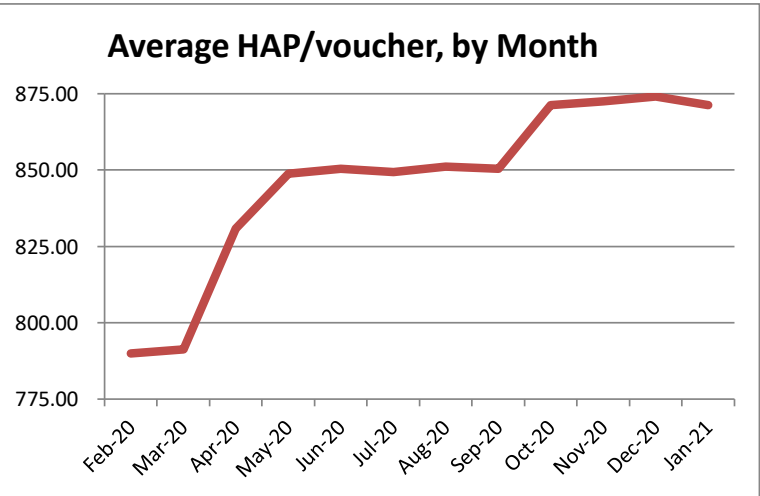
**HASLO**  
**Voucher Monthly Analysis (VMA)**  
**Rolling 12 months**



Average Family Income, 12 month % change: -2.5%



RTO, 12 month % change: 5.0%



Average HAP, 12 month % change: 10.3%

# of HH members assisted, beg of year: **4,339**  
 # of HH members assisted, end of 12 months: **4,594**  
 % change: **6%**

## Executive Summary

### Property & Asset Management

- Key Priorities for the Property Management team continue to be:
  - COVID-19 Related Activities
    - ✓ We continue to be cautious with our interactions with tenants, across all activities, including maintenance, case management support and property management
  - Deferral of rents for COVID related reasons
    - ✓ The restriction on late notices for rent and evictions related to unpaid rent were extended by the Governor
    - ✓ In accordance with SB91, we analyzed rents that are past due from residential tenants – only 5% of our tenants have a balance due, with an average past due rent of only two months
    - ✓ Staff have done a great job of staying connected with our residents, working with them when they couldn't pay rent and ensuring that they understood that the moratorium on evictions due to unpaid rent did not mean that they could avoid paying the rent – they still owe the rent to the landlord
  - Vacancies
    - ✓ There are several new vacancies at our properties, including for PBV-assisted units
    - ✓ We continue to work 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.
  - Courtyard at the Meadows and Halcyon Collective Lease-up Activities
    - ✓ Courtyard at the Meadows –
      - The next phase for move-in is February 2021
  - Maintenance
    - ✓ Emergency work orders continue to be addressed
  - RAD
    - ✓ January was a challenging month with working around in-place tenants to address any minor work after the certificate of occupancy was obtained
    - ✓ We are working towards vacating Hathway early so that the renovations can begin on the 5-bedroom conversions. There are sufficient units available at Leff Street for temporary relocation units



February 10, 2021

To: HASLO Board of Commissioners  
 From: Sandra Bourbon-Director of Resident Services  
 Re: January 2021

**FSS:**

Continued outreach, case management and annual assessments. The below chart is as of 01-31-2021.

	<b>Sandra</b>	<b>Traci</b>	<b>TOTAL</b>
<b>Active</b>	36	33	69
<b>New contracts added this month</b>	0	0	0
<b>Graduates this grant period</b>	0	0	0
<b>Terminated for Non-Compliance / Contract Expired / Voluntary Withdrawal within this grant period</b>	0	0	0
<b>Active participants who have ported out this grant period</b>	0	0	0
<b>Increase in Earned Income this month</b>	236,884	198,192	435,076
<b>Increase in Tenant Payment (TTP) this month</b>	6,551	3,794	10,345
<b>Total Escrow Accounts</b>	26	18	44
<b>New Escrow Accounts this grant period</b>	0	0	0
<b>Percentage of participants with an Escrow Account this month</b>	72.00%	54.55%	63.77%
<b>Total Escrow Account balance</b>	156,320.03	122,568.58	278,888.61
<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>	0	0	0

We were awarded the 2020 FSS NOFA for 01-01-2021 to 12-31-2021

**SERVICES:**

We continue to offer after school programs and activities online. This information is delivered to our residents by a monthly calendar. We are also providing referrals and resources to our residents and continue to network with our community partners. Staff continue to work closely with the SLO Food Bank for monthly food distribution.

We are actively recruiting for the Resident Services Assistant position.

Staff continue to work closely with Property Management assisting with interviews for potential new residents. This has been the majority of our time due to all of the new units coming into our housing stock (Halcyon Collective, Courtyard at the Meadows and SLO Villages) as well as turnovers of existing units. Our next big push will be assisting with interviews for Project Home Key.