

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

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 AUGUST 18, 2022,**
Approve the Minutes of the Regular Board of Commissioners Meeting of August 18, 2022.
- 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. **VIRTUAL MEETINGS:** Adopt Resolution No. 21 (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)

DISCUSSION ITEMS

D1. HASLO ANNUAL BUDGET (see attached)

Ken Litzinger, Director of Finance, to present proposed annual budget for FY 2022.

RECOMMENDED ACTION: Adopt Resolution 22 (2022 Series) Adopting HASLO's Annual Budget for the Fiscal Year October 1, 2022, through September 30, 2023.

RECOMMENDED ACTION: Adopt Resolution 23 (2022 Series) Approving Operating Budget and Certifications Listed on Form HUD-52574 Attached Project CAL 64-A Fiscal Year Ending September 30, 2023.

D2. HOUSING CHOICE VOUCHER PAYMENT STANDARDS - Staff are recommending an increase in the payment standards which will affect the regular voucher program as well as the Welcome Home Program (Emergency Housing Vouchers).

RECOMMENDED ACTION: Adopt Resolution 24 (2022 Series) Authorizing a Change in the Housing Authority of San Luis Obispo's Payment Standards

D3. CLEAVER & CLARK COMMONS, GROVER BEACH – HOUSING TRUST FUND LOAN

Cleaver & Clark Commons consists of a 53-unit affordable rental development in Grover Beach. The Commission has discussed this project extensively in the past. The project is approved by the City, and we are in the process of construction drawings and fund development in order to begin construction. This is a joint venture between SLONP and Peoples' Self-Help Housing (PSHHC). They have formed a tax credit limited partnership in which they are co-general partners. The partnership has applied to the SLO Housing Trust Fund for an interim loan to cover predevelopment ("preconstruction") costs such as architecture, engineering etc. These borrowed funds would be repaid at start of construction. The Trust Fund (lender) would like to use the parcel being donated by City of Grover Beach as collateral for the Partnership predevelopment loan. Because the Partnership will be leasing the land from HASLO, the Trust fund is requiring a separate HASLO resolution authorizing encumbrance of the land. At this time the land has not transferred from City to HASLO, and the Trust Fund loan would not close until the transfer has been completed.

RECOMMENDED ACTION: Adopt Resolution No. 25 (2022 Series) Approving the Housing Trust Fund Borrowing Resolution for Cleaver & Clark Commons

CLOSED SESSION

1. Closed session, pursuant to section 54956.8

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 092-579-005 through 092-579-009

Agency Negotiators: Michael Burke, Director of Construction & Development
Ken Litzinger, Director of Finance

Negotiating Parties: The Housing Authority of the City of San Luis Obispo (HASLO)
Abbott Reed Inc. (not present)

Under Negotiation: The Negotiators' authority regarding the price and terms.
Briefing update only. No action required.

2. Closed session, pursuant to section 54957

PUBLIC EMPLOYMENT

ADJOURNMENT

The next Regular Meeting will be held on October 20, 2022, at 12:00 p.m.

REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 4:30 P.M. ON SEPTEMBER 23, 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

August 18, 2022

CALL TO ORDER

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, August 18, at 12:07 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, Crotser, Odenthal, Souza, Steinberg

ABSENT: Commissioners Gillett

STAFF: Scott Smith, Elaine Archer, Sandra Bourbon, Michael Burke, and Michelle Pedigo

GUEST:

John Cropper, CPA

PUBLIC COMMENT:

None

Commissioner Beck moved to move C7 to D2 to accommodate roll call vote. There was unanimous consent from the Commission to move this item.

EXECUTIVE DIRECTOR'S REPORT:

Scott Smith, Executive Director, reported:

- 1) HASLO proposed Annual Budget for fiscal year beginning 10/1/2022 will be presented at the September meeting.
- 2) The listing for the Arroyo Grande home at 252 S. Courtland, Arroyo Grande received 10 offers. HASLO accommodated the city on this affordable home by purchasing it years ago from a family in foreclosure in order to avoid loss as an affordable homeownership unit. There was a stipulation from the City that HASLO re-sell it under the City's affordable program when market came back. It must be sold to a moderate-income family at a restricted sales price.
- 3) Scott Smith presented at the Morro Bay Chamber Breakfast on August 17, as did Krista Jeffries (SLO Non-Profit board member and YIMBY - Yes in My Back Yard representative). There was much interest in affordable housing and excitement about our project in construction at North Main x Atascadero Road.

CONSENT AGENDA:

C7 was pulled and moved to Discussion as the new “D2” for purposes of a roll call vote on that resolution.

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF JULY 21, 2022,**
- 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**

Crotser asked about the status of Macadero Apartments rehab and expansion in the Development Report. Staff member Burke explained that although the expansion had received its entitlement approvals from the City, there were other HASLO entitled projects that are ahead of Macadero on the construction schedule. Due to the limited supply of County and City funding, we are not able to apply for tax credits on all of our development projects at once. Instead, we need to strategically schedule their LIHTC timing, considering things like holding costs. Holding costs are minimal on Macadero due to it being an existing rent paying apartment complex.

ACTION TAKEN: A motion to approve all Consent Agenda items was made by Commissioner Crotser, seconded by Commissioner Souza, and unanimously approved.

DISCUSSION ITEMS:**D1. Presentation of HASLO Annual Audit Report**

John Cropper, CPA, presented the highlights and conclusions of HASLO’s annual audit. Key findings: HASLO is in a very strong financial position. The organization maintains a very positive environment. From his experience, audit risk generally increases when an organization loses continuity. There were no material weaknesses in internal controls. Michelle Pedigo, Deputy Finance Director, discussed a few of the financial details in the audit. Commissioner Crotser complimented the auditor on the audit report including the supplemental information attached. It gave clarity and helped to better understand the information. Chairman Beck asked about the Notes Receivable. He suggested that it would be helpful to see the loan balance changes from the beginning of the note period. Currently only the year end balances are shown in the audit report. Mr. Cropper agreed that is a good idea. Staff mentioned that most of these are seller or lessor carryback notes, with no expectation of annual payments. Typically, they are related to land valuations at time of sale or lease transfer to the limited partnership entity.

12:33 P.M. Commissioner Gillett now present.

Land value in excess of cash paid by the partnership at time of transfer is captured by HASLO in a seller or lessor carry back note. The primary purpose is to avoid transferring HASLO equity to the limited partner investor, and also to use it as a “calming mechanism” in the event the limited partner investor seeks to convert a project to market rate.

ACTION TAKEN: A motion to **approve the Audit Report** was made by Commissioner **Souza**, seconded by Commissioner **Boyer**, and approved on the following roll call vote:

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

12:56 P.M. John Cropper now absent.

D2. Virtual Meetings

C7 pulled from Consent for roll call vote.

ACTION TAKEN: A motion to adopt **Resolution No. 17 (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 **Souza**, seconded by Commissioner **Boyer**, and approved on the following roll call vote:

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

D3. Conversion of RAD 175 Construction Loan to Permanent (formerly D2)

Smith reviewed the project financing and opportunity to add a supplemental taxable loan to the financing stack, in the amount of \$1,606,494. This is in addition to the \$13,793,600 tax exempt bond financing with Pacific Western Bank (PWB). PWB has approved the supplemental loan subject to HASLO and SLO Non-Profit approval. HASLO would be guarantor, and SLONP the borrower (acting in capacity as general partner in RAD 175 LP). The supplemental loan is feasible from an underwriting standpoint because project rental revenue is greater than projected due to higher TCAC rents, and operating expenses are lower than budgeted. The cash flow created would be used to service the new loan, and the project would still meet PWB's debt service requirements. Interest rate and term would be the same as the PWB tax exempt loan. The supplemental loan would offset reduced investor pay-in due to timing differences in their projections, as well as minor cost overruns on the rehab.

Chairman Beck clarified that today's action as guarantor only pertains to the new loan amount.

ACTION TAKEN: A motion to adopt **Resolution No. 18 (2022 Series) Approving the Conversion of RAD 175 Construction Loan to Permanent** was made by Commissioner **Gillett**, seconded by Commissioner **Souza**, and approved on the following roll call vote:

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

D4. Bridge Street – Housing Trust Fund Loan (formerly D3)

Smith reviewed the project and financing proposal as outlined in the staff report.

ACTION TAKEN: A motion to adopt **Resolution No. 19 (2022 Series) Approving a Corporate Borrowing Resolution for Bridge Street** was made by Commissioner Souza, seconded by Commissioner Boyer, and approved on the following roll call vote:

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

D5. Reconveyance of 147 Patricia, San Luis Obispo, APN 052-012-025 (formerly D4)

Conditional reconveyance of deed restriction. Chairman Beck clarified that the action to approve the reconveyance is conditioned upon the sale of the home and all interest and principal being repaid. Staff confirmed.

ACTION TAKEN: A motion to adopt **Resolution No. 19 (2022 Series) Approving a Corporate Borrowing Resolution for Bridge Street** was made by Commissioner Crotser, seconded by Commissioner Beck, and approved on the following roll call vote:

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

D6. EZ BIKES – REQUEST TO USE SPACE AT 1422 MONTEREY STREET, SLO (formerly D5)

Smith presented the staff report and indicated that staff is supportive of the proposal contingent on the lease be short-term and that HASLO have the ability to give them notice and replace with a rent paying tenant should there be an acceptable offer to lease. The commission discussed the EZ Bike proposal and was very supportive. Commission approved moving forward contingent upon the following:

- 1) A formal standard commercial lease agreement be utilized,
- 2) We check their 501c3 non-profit status,
- 3) Check landlord references at their Santa Barbara location,
- 4) They pay all utilities,
- 5) They provide appropriate insurance,
- 6) HASLO have the ability to substitute with a rent paying client if an acceptable offer is made.

ACTION TAKEN: A motion to permit **EZ Bikes to lease the space at 1422 Monterey Street, SLO** was made by Commissioner Crotser, seconded by Commissioner Beck, and approved on the following roll call vote:

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

Chair Beck announced we were going into closed session.

1:34 P.M. Elaine Archer, Sandra Bourbon, Michael Burke, and Michelle Pedigo now absent.

CLOSED SESSION:

Closed session, pursuant to section 54957

PUBLIC EMPLOYMENT

Chair Beck announced that the closed session had ended, and we were back in regular session.

There was no reportable action.

There being no further business, the meeting was adjourned at 1:56 p.m.

Respectfully submitted,

Scott Smith, Secretary

Executive Summary

Housing Choice Vouchers (“Section 8”)

- Housing Choice Voucher Program
 - On August 29th, HASLO received an additional award of 16 vouchers, under the “Fair Share Vouchers” program from the 2022 Consolidation Appropriations Act. There are no particular restrictions that are associated with these vouchers, though they did come with incremental administration fees in order to assist PHA’s to lease up these new vouchers
 - The 12-month turnover ratio is 9.5% of total vouchers which is similar to prior years

- Net program activity for the last 12 months:

Year	EHV	FUP/FYI	Mainst	PBV	VASH	HCV	Total
New Participants	139	7	41	116	12	77	392
Terminated Participants	-33	-4	-14	-35	-17	-147	-250
Net change	106	3	27	81	-5	-70	142

- This chart shows the net change over the last 12 months across the different voucher categories. We can see that there was a movement from the utilization of housing choice vouchers to project-based vouchers with the completion of the RAD conversion and the opening of Willow Walk in Nipomo
 - The Veterans Administration (VASH) program has experienced several resignations over the last year and have recently become fully staffed. They are working to continue to make referrals of veterans for the VASH vouchers
- Set Aside Vouchers – Paso Home Key (PHK)
 - We have provided set-aside vouchers to PHK for long term financial stability of the property. The renovation to install kitchen sinks (in accordance with Health & Quality Standards (HQS) of the voucher regulations) is still in progress. Therefore, it was approved to place the voucher at the property even though the unit will not pass the HQS inspection until the kitchen sink is installed. We have advised the tenants of their rights and are working with HUD on how to report these new vouchers to HUD.
 - HUD has not updated their system for the 2017 HOTMA provision to pay on vouchers with a failed non-life threatening condition in the HQS inspection, and are working on providing us with a work around so that we can move forward with paying on these contracts
 - Emergency Housing Vouchers
 - We continue to issue approximately 20 vouchers each month to applicants that were put back on the waiting list at the end of 2022
 - A total of 24 applicants have found housing with their EHV voucher

- 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
8/31/2022

	HUD Ctrct		# of Leased Participants, by voucher size						avg HAP		%
	Maximum # Units	TOTAL Leased	Studio	1 bd	2 bd	3 bd	4 bd	5 bd	Curr Mo	Prior Mo	
HCV & TPV	1,720	1,658	7	1,044	380	193	34	0	\$1,108	\$1,077	2.9%
RAD / PBV	173	173	10	18	57	57	29	2	\$881	\$884	-0.3%
PBV	328	315	24	104	87	88	12		\$892	\$892	0.0%
	2,221	2,146							<i>(plus 16 new vouchers!)</i>		
VASH	201	157	3	128	17	7	2		\$880	\$864	1.8%
PBV-VASH	25	24		22	2				\$726	\$726	0.0%
EHV-Welcome Home	196	163		77	49	30	6	1	\$1,292	\$1,292	0.0%
FUP	38	33		3	16	11	3		\$1,473	\$1,487	-1.0%
FYI	9	7		6	1				\$685	\$783	-12.6%
Mainstream	153	146	4	112	22	7	1		\$1,067	\$1,061	0.6%
	622	530									
	2,843	2,676	48	1,514	631	393	87	3	\$1,065	\$955	11.5%
<i>distribution by voucher size</i>			2%	57%	24%	15%	3%	0.1%			

- The SEMAP reports for August 31st summarization failed when it was run over the weekend of September 2-3. Since this is not a quarter end and other circumstances, the summarization will not be rerun.

Housing Authority of San Luis Obispo
Housing Choice Voucher Lease up and Funding Analysis
September 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 2,205 general vouchers, 226 Veterans vouchers, and 47 Family Unification/Foster Youth Initiative vouchers for a total of 2,478 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 16 vouchers. These are regular vouchers and will not require any special tracking.

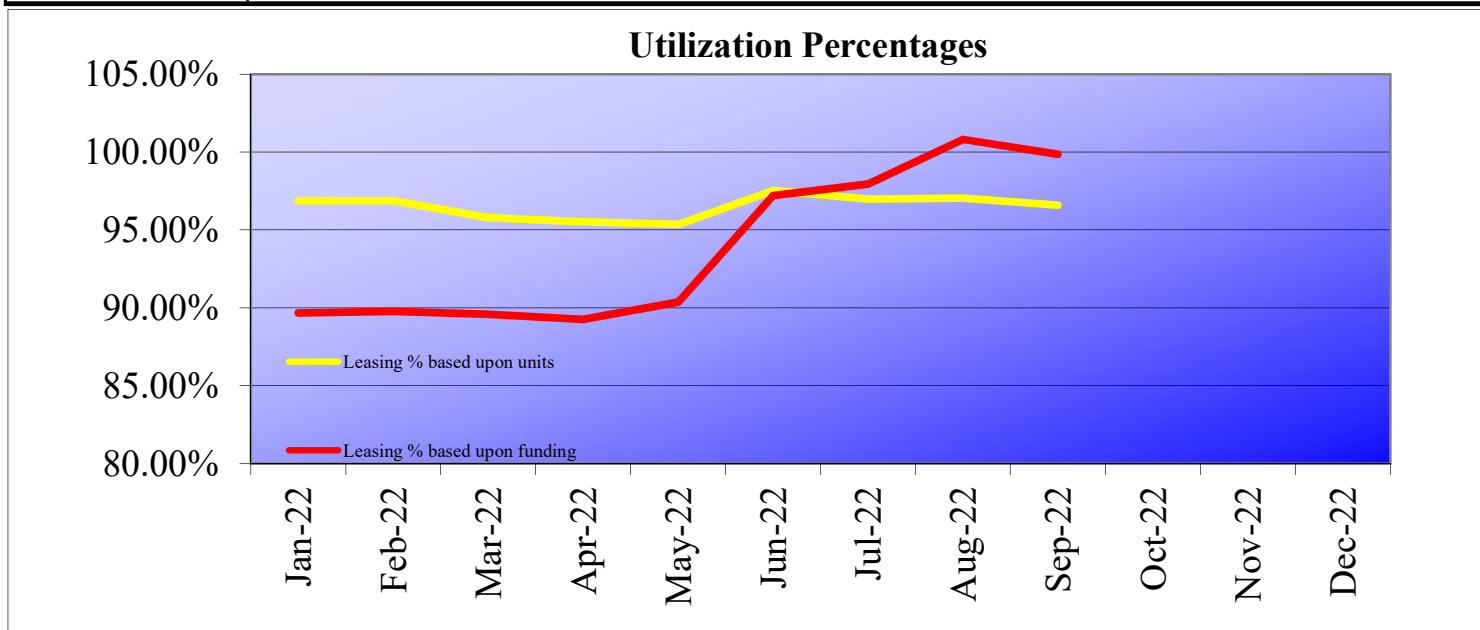
We are projecting that the Average Housing Assistance Payment (HAP) will increase materially as landlords become aware of the increases to the HASLO payment standard and request rent increases. The rental market continues to be very competitive, which is resulting in increasing market rents. We are applying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

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 \$2.4 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
September 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	2,405	97.05%	\$ 2,547,469	\$ 2,568,510	\$ (21,041)	100.83%	\$ 1,068
September 2022	2,478	2,394	96.61%	\$ 2,547,469	\$ 2,544,148	\$ 3,321	99.87%	\$ 1,063
October 2022								
November 2022								
December 2022								
YTD	22,298	21,521	96.52%	\$ 22,927,221	\$ 21,514,421	\$ 1,412,800	93.84%	\$ 1,000



NRA + Prog Reserve Balance (Excess HAP) as of 1/1/2022	\$ 1,030,563	YTD Voucher	YTD	
HAP Funding YTD:	\$ 22,927,221	Months	Vouchers	
HAP Expenditures YTD:	\$ 21,514,421	Available	Leased	
HAP Revenue (Fraud, FSS Forfeits) YTD:	\$ 211	Regular Vouchers	19,845	19,555 98.5%
Current Remaining NRA / Prog Reserve:	\$ 2,443,574	Veterans (VASH)	2,034	1,637 80.5%
Months in Reserves at Current Monthly Expense Levels		Family Unification	419	329 78.5%
Reserves as a Percentage of Budget Authority	8.0%	Total Vouchers	22,298	21,521 96.5%
Current Monthly Funding (a)	\$ 2,547,469			
Current Average HAP Payment (b)	\$ 1,038	Mainstream	1,377	1,318 95.7%
# of Units the Current Monthly Funding Would Support (a)/(b)	2,453	Emergency Housing	1,524	1,387 91.0%
# of Units Currently Leased	2,373			
Excess Units Leased, Current Month	(80)			
Current Year-to-Date Funding (a)	\$ 22,927,221			
Current Year-to-Date Average HAP Payment (b)	\$ 1,000			
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	22,934			
# of Unit-Mos Leased Year-to-Date	21,521			
Excess Unit-Mos Leased, Year-to-Date	(1,413)			

Executive Summary
Property & Asset Management

- Key Accomplishments for the Property Management team last month:
 - Vacancies / Lease-Up
 - ✓ Several of the properties have had long-term capital projects in the works, delaying timely lease-up of vacant units:
 - Macadero is putting in new staircases on 3 of the buildings
 - Brizzolara has several showers and bathrooms under significant renovation
 - Pismo Buchon
 - Maintenance
 - ✓ We continue to work on turning units at Paso Home Key, getting ready for the next phase of renovations for the kitchen sink
 - ✓ We are implementing a mobile work order app through our software provider to access and track work performed through a mobile device
 - ✓ Training and education are being provided to all staff
 - ✓ We are working on developing reports to track work orders and improve our reporting and tracking of both reactive and preventive work orders
 - Property Management
 - ✓ Property Supervisors are working closely with their assigned maintenance tech on the implementation of the mobile work order technology
 - ✓ We will be looking for two new Property Supervisors to live onsite
 - Supportive Housing Program
 - ✓ We are working with Corporation for Supportive Housing (CSH) to develop our policies & procedures for supportive housing
 - ✓ We hold weekly meetings to discuss the “top 5” challenges and to define and refine our procedures as we address challenges

**Vacancy Summary
as of 8/31/22**

	<u>Vacancy Loss</u>	<u>Vacancy Loss</u>	<u>GPR</u>	<u>Budgeted %</u>		<u>Avg Days</u>	<u>% Annual</u>	<u># of Units</u>	<u>Total</u>	<u>% Occupied</u>
	<u>Current</u>	<u>Rolling 12</u>		<u>of GPR</u>	<u>% of GPR</u>	<u>Vacant</u>	<u>Turnover</u>	<u>Turned</u>	<u>Units</u>	<u>as of 08/31</u>
	<u>Month</u>	<u>Month</u>								
NOTE: All day counts include weekends										
<u>Tax Credit Properties</u> (rolling 12 months)										
860 on the Wye	\$0	\$1,395	\$250,620	0.97%	0.56%	80	5%	1	20	100%
Atascadero	\$0	\$7,056	\$246,031	0.88%	2.87%	75	16%	3	19	100%
Bishop Street Studios	\$1,300	\$6,973	\$486,660	1.78%	1.43%	53	12%	4	33	100%
Brizzolara	\$1,963	\$21,628	\$398,496	0.45%	5.43%	68	33%	10	30	93%
Carmel	\$0	\$2,859	\$260,868	0.91%	1.10%	39	16%	3	19	100%
Courtyard	\$709	\$8,990	\$577,884	2.00%	1.56%	36	23%	8	35	100%
DRT (Johnson)	\$0	\$6,740	\$562,044	0.40%	1.20%	42	15%	6	40	100%
Halcyon	\$1,023	\$3,075	\$261,960	2.00%	1.17%	46	10%	2	20	100%
Hidden Creek	\$1,088	\$5,532	\$1,162,920	0.40%	0.48%	27	11%	9	80	99%
Ironworks	\$0	\$11,774	\$796,982	4.54%	1.48%	42	13%	6	46	100%
RAD175/SLO Villages	\$0	\$8,513	\$2,804,988	5.00%	0.30%	27	3%	6	175	100%
Islay Hills (Ironbark)	\$2,396	\$8,019	\$292,884	0.29%	2.74%	51	25%	5	20	90%
Laurel (Marvin Gardens)	\$440	\$3,897	\$331,956	0.29%	1.17%	58	4%	1	24	100%
Pismo Buchon	\$577	\$4,381	\$163,992	0.29%	2.67%	51	36%	4	11	82%
Willow Walk	\$96	\$96	\$744,048	5.00%	0.01%	5	3%	1	39	97%
Total, Tax Credit Properties	\$9,592	\$100,928	Average=	1.68%	1.61%	47	16%	5		97%
<u>SLONP Properties</u> (rolling 12 months)										
Blue Heron	\$0	\$80	\$241,848	2.94%	0.03%	11	7%	1	14	100%
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	\$1,300	\$35,492	\$328,200	2.58%	10.81%	108	37%	7	19	95%
Margarita	\$0	\$1,767	\$345,360	2.52%	0.51%	132	0%	0	21	100%
Total, SLONP Properties	\$1,300	\$37,339	Average=	2.22%	2.27%	84	9%	2		99%
<u>EIHC Properties</u> (rolling 12 months)										
Poinsettia	\$0	\$13,217	\$448,488	3.56%	2.95%	52	10%	2	20	100%
Total, EIHC Properties	\$0	\$13,217								
<u>50059/Other Properties</u> (rolling 12 months)										
Anderson	\$37,696	\$302,846	\$996,273	4.00%	30.40%	287	35%	24	68	50%
Anderson Commercial	\$7,569	\$90,828	\$229,041		39.66%					
Dan Law	\$0	\$0	\$100,548	6.10%	0.00%	-	0%	0	9	100%
Parkwood	\$0	\$25,543	\$541,335	2.00%	4.72%	86	21%	7	34	100%
Total, 50059/Other Properties	\$45,265	\$419,217	Average=		18.69%	186	19%	10		83%
	\$56,157	\$570,701	Overall Average=		4.72%	162	18%	6		92%
<i>prior month</i>	<i>\$54,966</i>		<i>Prior Month Overall=</i>		<i>4.59%</i>	<i>161</i>	<i>18%</i>	<i>6</i>		<i>92%</i>
<i>% increase/(decrease)</i>	<i>2%</i>		<i>net change</i>		<i>0.13%</i>	<i>1</i>	<i>0%</i>	<i>0</i>		<i>0%</i>

September 20, 2022

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

Family Self-Sufficiency Program (FSS):

Our revised FSS Action Plan was completed and sent to HUD for approval in early September. Once we receive approval, we will be able to start enrolling new participants and give current participants the option to stay with their current FSS Contract or switch over to the new FSS Contract. We are still waiting for Yardi to update our software to comply with the new changes.

The 2022 FSS NOFO was completed and submitted in early September as well (deadline is October 7th). For the first time ever, there was an option to apply for 2 years if funds are available. This would cover all of 2023 and 2024.

SERVICES:

We are very happy to welcome and introduce our new Resident Services Assistant, Christoval Gonzales. He will be working onsite at South Hills Crossing, Courtyard at the Meadows, 860 on the Wye and Willow Walk (to start). He has a lot of good ideas and we look forward to implementing those ideas in the near future. A few examples are music lessons and working with Woods Humane Society to bring in “pet therapy” animals.

We recently distributed the last of our Summer Breakfast Bags in collaboration with the SLO Food Bank. We are offering a Fall Prevention class to our residents at Willow Walk in collaboration with San Luis Obispo County Public Health Department. The gardeners at 860 on the Wye are wrapping up their Summer crops and looking forward to planting Winter vegetables. Food Bank distributions continue to be provided monthly at five of our senior/disabled/veteran properties.

We have partnered with CAL POLY arts. CAL POLY arts believe the arts should not be reserved for the privileged few in our county, but rather, available and accessible to everyone. With this notion in mind, Cal Poly Arts has created the Passport to the Arts program, providing free or deeply subsidized access to performing arts experiences on the Central Coast to low-income and/or marginalized communities who have not historically had access to high-quality, live, artistic programming. Tickets are available on a first-come, first-serve basis to all of our HASLO property residents.

Hi Community Residents,

I'm reaching out to you today to take a moment to introduce myself. My name is Chris Gonzales and I am the new addition to the HASLO Resident Services team for your community. I couldn't be more excited to start working with, and getting to know you. As a Resident Services Assistant I'll be available to you to help navigate and facilitate the services the Housing Authority offers. This includes reopening the Learning Center where your children or yourselves can receive homework assistance!

I have a lot of experience tutoring including advanced Math and Chemistry. In the past I have been involved in work that fostered equality, inclusion and strong community bonds. In my free time I play music, enjoy reading, working on classic cars and volunteering. I will be here for you to address your needs with patience, kindness and compassion whether it be help with technology, assistance with homework or just someone to listen. Once again, I look forward to meeting each one of you and hope you have an excellent start to the holiday season.

Please feel free to reach out to me if there is anything I can help you with.

Sincerely,

Chris Gonzales
Resident Services Assistant
Office 805-594-5325
Cell 805-748-3987
Cgonzales@HASLO.org



RESOLUTION NO. 21 (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 29th day of September, 2022.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

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

*Proposed Agency Wide Budget
Fiscal Year End 9/30/2023*



Housing Authority of the City of San Luis Obispo
Agency Wide Operating Budget
Fiscal Year End 9/30/2023

	VOUCHER PROGRAM				ANDERSON HOTEL				LOCAL AUTHORITY				LAW APARTMENTS				TOTAL AGENCY BUDGET
	6/30/2022 Actuals	6/30/2022 Budget	FYE 2022 Budget	FYE 2023 Budget	6/30/2022 Actuals	6/30/2022 Budget	FYE 2022 Budget	FYE 2023 Budget	6/30/2022 Actuals	6/30/2022 Budget	FYE 2022 Budget	FYE 2023 Budget	6/30/2022 Actuals	6/30/2022 Budget	FYE 2022 Budget	FYE 2023 Budget	
INCOME																	
Net Tenant Income	-	-	-	-	669,397	891,213	874,161	363,924	680,892	729,590	972,786	992,151	105,965	97,398	129,864	130,966	1,487,041
GRANT INCOME																	
HUD PHA Operating Grants/Subsidy	-	-	-	-	-	-	-	-	135	-	-	-	-	-	-	-	-
Section 8 HAP Received	21,412,856	20,789,175	26,050,503	30,332,715	-	-	-	-	-	-	-	-	-	-	-	-	30,332,715
VASH Sect 8 HAP Received	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FUP Section 8 HAP Received	65,066	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mainstream HAP Received	1,163,928	1,087,050	1,449,400	1,769,802	-	-	-	-	-	-	-	-	-	-	-	-	1,769,802
EHV HAP Received	-	-	1,668,396	3,138,747	-	-	-	-	-	-	-	-	-	-	-	-	3,138,747
Section 8 FSS Grant Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Port In HAP Earned	226,022	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Fund Grants - Project Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Fund Grants-Operation Costs	-	-	-	-	-	-	-	-	116,718	-	-	-	-	-	-	-	-
TBRAP/RAPSS Grant Income	-	-	-	-	-	-	-	-	12,555	36,113	48,150	29,595	-	-	-	-	29,595
ROSS Grant Income	129,472	93,225	124,300	227,000	-	-	-	-	-	-	-	-	-	-	-	-	227,000
HTF Grant Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ESG-CV Grant Income	-	-	-	-	-	-	-	-	848,943	-	-	641,966	-	-	-	-	641,966
Other Government Grants	-	-	-	-	-	-	-	-	52,152	-	-	5,672,590	-	-	-	-	5,672,590
Grant Income	22,997,344	21,969,449	29,292,599	35,468,264	-	-	-	-	1,030,503	36,113	48,150	6,344,151	-	-	-	-	41,812,415
Admin Fee & Other Income	2,781,948	2,584,839	3,446,452	3,854,238	-	-	-	-	-	-	-	-	-	-	-	-	3,854,238
Other Income	4,385	8,471	11,295	6,970	259	68	55	90	3,744,490	4,633,802	6,179,012	4,825,159	29	54	72	72	4,832,291
TOTAL INCOME	25,783,677	24,562,759	32,750,346	39,329,471	669,656	891,280	874,216	364,014	5,455,885	5,399,504	7,199,949	12,161,461	105,993	97,452	129,936	131,038	51,985,984
EXPENSES																	
Administrative Salaries & Benefits	1,650,187	1,709,957	2,339,942	2,696,398	102,909	81,561	111,570	46,888	1,097,527	1,225,994	1,677,816	1,673,560	18,335	15,567	21,292	26,369	4,443,215
Other Admin Expenses	35,457	53,752	71,669	110,929	534,033	545,305	716,327	242,074	34,266	82,743	110,324	102,095	10,889	11,462	15,283	15,790	470,889
Miscellaneous Admin Expenses	531,386	605,840	807,787	712,374	16,760	18,666	24,888	12,564	49,631	35,190	46,920	62,425	2,550	2,844	3,792	3,828	791,191
Total Administrative Expenses	2,217,031	2,369,549	3,219,398	3,519,701	653,703	645,532	852,785	301,526	1,181,424	1,343,927	1,835,060	1,838,080	31,774	29,873	40,367	45,988	5,705,295
Tenant Services Expense	152,990	124,736	170,573	254,609	801	3,441	4,698	19,231	13,106	48,766	66,706	63,490	39	344	470	4,359	341,690
Utility Expense	10,064	8,355	11,140	15,100	99,759	106,118	141,490	74,820	37,899	21,563	28,751	54,187	17,026	17,532	23,376	25,840	169,947
Maintenance And Operations																	
General Maint Expense	3,330	3,311	4,415	4,995	44,299	71,738	98,062	40,610	553,021	662,871	916,270	1,023,806	3,291	1,414	1,922	4,115	1,073,526
Materials	93	214	285	140	4,890	9,789	13,052	3,672	29,180	17,111	22,815	38,105	447	1,512	2,016	1,872	43,789
Contract Costs	25,067	20,486	27,315	37,600	36,878	35,452	47,269	27,660	83,737	33,810	45,080	99,355	9,756	16,815	22,420	21,316	185,931
Total Maintenance Expenses	28,491	24,011	32,015	42,735	86,067	116,979	158,383	71,942	665,938	713,793	984,165	1,161,266	13,494	19,741	26,358	27,303	1,303,246

	VOUCHER PROGRAM				ANDERSON HOTEL				LOCAL AUTHORITY				LAW APARTMENTS				TOTAL AGENCY BUDGET
	6/30/2022	6/30/2022	FYE 2022	FYE 2023	6/30/2022	6/30/2022	FYE 2022	FYE 2023	6/30/2022	6/30/2022	FYE 2022	FYE 2023	6/30/2022	6/30/2022	FYE 2022	FYE 2023	
	Actuals	Budget	Budget	Budget	Actuals	Budget	Budget	Budget	Actuals	Budget	Budget	Budget	Actuals	Budget	Budget	Budget	
General Expenses																	
Pension Expense									-	-	-	60,000					
Casualty Loss-Insurance Proceeds									(3,156)	-	-	-					
Property Insurance	-	-	-	-	30,668	18,993	46,890	25,324	7,066	5,010	6,680	9,890	1,207	851	1,134	1,903	
Liability Insurance	11,693	8,820	11,760	18,415	14,936	11,047	17,846	14,729	6,342	5,876	7,835	9,905	115	198	265	176	
Auto Insurance Expense	857	994	1,325	1,350	-	-	-	-	6,278	5,947	7,930	9,890	-	-	-	-	
OPEB (GASB 45)	-	2,516	3,355	3,355	-	-	-	-	-	75	100	100	-	-	-	-	
OPEB Maintenance (GASB 45)	-	-	-	-	-	-	-	-	-	75	100	100	-	-	-	-	
Payments in Lieu of Taxes (PILOT)	-	-	-	-	-	-	-	-	4,022	3,191	4,255	6,155	-	-	-	-	
Misc Taxes/Lic/Ins	-	-	-	-	-	-	-	-	73	326	435	210	-	-	-	-	
Property Taxes	-	-	-	-	39,867	29,873	39,830	39,830	-	-	-	6,116	-	408	544	544	
Property Tax: Fire	-	-	-	-	-	-	-	-	44	45	60	65	-	-	-	-	
Bad Debt-Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
HOA Dues	-	-	-	-	-	-	-	-	88,119	86,479	115,306	118,766	-	-	-	-	
Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total General Expenses	12,551	12,330	16,440	23,120	85,472	59,913	104,566	79,884	108,640	107,026	142,701	221,197	1,321	1,457	1,943	2,623	
Housing Assistance Payments	23,718,659	21,953,886	29,271,848	36,695,734	-	-	-	-	9,728	24,863	33,150	14,595	-	-	-	-	
OPERATING EXPENSES	26,139,784	24,492,867	32,721,414	40,550,999	925,801	931,982	1,261,922	547,404	2,016,735	2,259,937	3,090,533	3,352,816	63,655	68,947	92,514	106,113	
FINANCING EXPENSE																	
Interest Expense - Courtland	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Interest Expense - HELP	-	-	-	-	-	-	-	-	8,710	9,054	12,072	10,555	-	-	-	-	
Interest - Mortgage	-	-	-	-	-	-	-	-	85,739	-	-	128,610	-	-	-	-	
Interest Expense	-	-	-	-	-	-	-	-	25	-	-	-	-	-	-	-	
Property Appraisals	-	-	-	-	-	-	-	-	4,000	9,000	12,000	-	-	-	-	-	
Bank Fees	-	-	-	-	-	-	-	-	3,918	-	-	-	-	-	-	-	
FINANCING EXPENSES	-	-	-	-	-	-	-	-	102,392	18,054	24,072	139,165	-	-	-	-	
NON-OPERATING ITEMS																	
Depreciation -Buildings	-	-	5,945	5,945	-	2,363	3,150	3,150	-	53,287	71,050	71,050	-	-	12,090	12,090	
Operating Transfers OUT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Gain/Loss from Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Gain/Loss from Sale of Real Property	-	-	-	-	-	-	-	-	(21,071)	-	-	-	-	-	-	-	
TOTAL NON-OPERATING ITEMS	-	-	5,945	5,945	-	2,363	3,150	3,150	(21,071)	53,287	71,050	71,050	-	-	12,090	12,090	
CAPITAL GRANTS & OTHER																	
CFP Grant Funds Earned	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Escrow Fees	-	-	-	-	-	-	-	-	800	-	-	-	-	-	-	-	
Inc/Loss From Moylan Terrace	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL CAPITAL GRANTS & OTHER	-	-	-	-	-	-	-	-	800	-	-	-	-	-	-	-	
TOTAL EXPENSES	26,139,784	24,492,867	32,727,359	40,556,944	925,801	934,344	1,265,072	550,554	2,098,855	2,331,279	3,185,655	3,563,031	63,655	68,947	104,604	118,203	
NET INCOME	(356,107)	69,892	22,987	(1,227,473)	(256,145)	(43,064)	(390,856)	(186,540)	3,357,030	3,068,225	4,014,293	8,598,430	42,338	28,505	25,332	12,835	

	VOUCHER PROGRAM				ANDERSON HOTEL				LOCAL AUTHORITY				LAW APARTMENTS				TOTAL
	6/30/2022	6/30/2022	FYE 2022	FYE 2023	6/30/2022	6/30/2022	FYE 2022	FYE 2023	6/30/2022	6/30/2022	FYE 2022	FYE 2023	6/30/2022	6/30/2022	FYE 2022	FYE 2023	AGENCY
	Actuals	Budget	Budget	Budget	Actuals	Budget	Budget	Budget	Actuals	Budget	Budget	Budget	Actuals	Budget	Budget	Budget	BUDGET
CASH FLOW ADJUSTMENTS																	
OPEB (GASB 45)	-	2,516	3,355	3,355	-	-	-	-	-	150	200	200	-	-	-	-	3,555
Depreciation -Buildings	-	-	5,945	5,945	-	2,363	3,150	3,150	-	53,287	71,050	71,050	-	-	12,090	12,090	92,235
Capital Repairs	-	-	-	-	(35,667)	-	-	-	-	-	-	-	(10,638)	-	-	-	-
Prepaid Ground Lease	-	-	-	-	-	-	-	-	2,799,820	(46,722)	(70,083)	(134,349)	-	-	-	-	(134,349)
Construction Costs	-	-	-	-	-	-	-	-	(881,713)	(266,667)	(400,000)	(3,640,146)	-	-	-	-	(3,640,146)
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replacement Reserves	-	-	-	-	-	-	-	-	-	(17,250)	(20,160)	-	6,722	(3,600)	(5,568)	(5,568)	(5,568)
Residual Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Related Party Debt	-	-	-	-	-	-	-	-	(768,478)	(217,804)	(326,706)	(1,440,706)	-	-	-	-	(1,440,706)
Devel. Notes/Prepaid Land Lease	-	-	-	-	-	-	-	-	(2,135,535)	(37,167)	(55,750)	(53,009)	-	-	-	-	(53,009)
Land Purchases - Devel. in Progress	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Fees	-	-	-	-	-	-	-	-	-	507,000	760,500	681,536	-	-	-	-	681,536
NET CASH FLOW	(356,107)	72,408	32,287	(1,218,173)	(291,812)	(40,702)	(387,706)	(183,390)	2,371,124	3,043,053	3,973,344	4,083,007	38,423	24,905	31,854	19,357	2,700,802

Operational Summary
Fiscal Year End 9/30/2023

	Net Cash Flow		
	8%	9%	10%
Voucher Operations	288,020	262,159	236,298
Property Management	180,192	174,692	169,182
Rental Properties	284,475	282,738	281,024
Development	3,649,559	3,641,181	3,632,802
Total Net Cash Flow	4,402,246	4,360,770	4,319,306

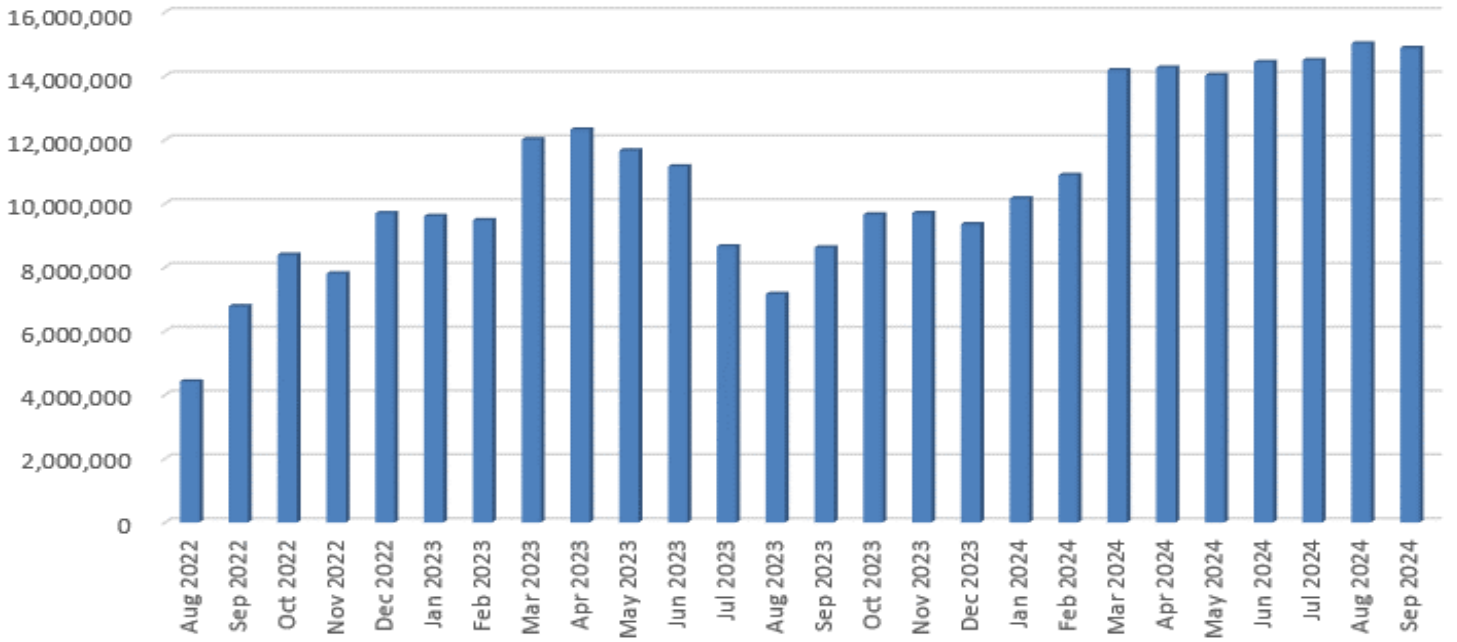
	Profit Margins		
	8%	9%	10%
Voucher Operations	7.05%	6.41%	5.78%
Property Management	8.93%	8.62%	8.31%
Rental Properties	38.74%	38.50%	38.27%
Development	87.70%	87.62%	87.53%

Current Unrestricted Cash Position

Vouchers Operation	4,054,550
Local Authority	7,209,403

Cost of Living Adjustment	Increase in Salary Dollars	Increase Compared to 8%
8%	409,906	
9%	461,145	51,239
10%	512,383	102,477

Local Authority Unrestricted Cash Position August 2023



Date Cash Balance Major Assumptions

Aug 2022	4,414,287	
Sep 2022	6,773,408	
Oct 2022	8,387,174	
Nov 2022	7,803,149	
Dec 2022	9,694,123	Shell Beach Closing
Jan 2023	9,600,097	
Feb 2023	9,476,072	
Mar 2023	12,010,046	Anderson Closing
Apr 2023	12,317,020	
May 2023	11,658,995	
Jun 2023	11,160,969	
Jul 2023	8,652,943	Purchase New Dev Site
Aug 2023	7,161,585	
Sep 2023	8,613,559	
Oct 2023	9,655,533	
Nov 2023	9,697,508	
Dec 2023	9,347,274	

Date Cash Balance Major Assumptions

Jan 2024	10,154,953	
Feb 2024	10,887,719	
Mar 2024	14,180,485	Close on Oak Park
Apr 2024	14,258,251	
May 2024	14,021,017	
Jun 2024	14,433,783	
Jul 2024	14,491,716	
Aug 2024	15,016,316	
Sep 2024	14,874,249	

**PROPOSED OPERATING BUDGET
HOUSING CHOICE VOUCHER PROGRAM
FYE 9-30-2023**



BACKGROUND

The Housing Choice Voucher (HCV) program administers 2,800 vouchers in the county of San Luis Obispo. The program receives HAP funds that are used to pay a portion of participants' rents in the open market. HASLO receives an administrative fee for each assisted participant, which funds program operations.

Vouchers – Unrestricted

The Voucher program has outperformed budget through June 2022. A large reason for this is increased administrative fees earned for vouchers that are leased up. Our budget projects used an 82% proration factor. However, HUD is providing 88% of the fees earned. We have assumed that this higher fee would continue in the 2023 budget.

The 2023 budget also includes additional Emergency Housing Voucher (EHV) services fees that will be earned in 2023 once we lease up our next allocation of these vouchers.

The amount awarded for the Resident Opportunity & Self Sufficiency (ROSS) grant increased in 2022 and we expect that to continue in 2023. This grant covers salaries for the Family Self Sufficiency program. These salaries would otherwise be paid from our admin fees, so this grant helps our admin fees pay for more housing specialists and housing assistants to keep the voucher program running smoothly.

Salaries have increased in the 2023 budget. We've added a Housing Specialist position in anticipation of growing voucher allocations. This budget also includes a 10% Cost of Living Adjustment for staff.

There is also an additional expense for office leasing in this budget. We expect we will be moved into our temporary office location in this fiscal year.

Unrestricted cash and investments remain strong at over \$4 million. The HCV program has no external debt.

Vouchers - Restricted

The budget for restricted funds assumes a 5% inflation increase for our Housing Assistance Payment (HAP) funding. It also assumes we will continue to lease up at a 98% utilization rate. This year we've received additional awards for Family Unification Program (FUP) and Mainstream vouchers.

At the end of 2022, we had a high reserve balance of over \$2 million due to increased funding. This year's budget for the restricted vouchers show negative net income. We are spending down the reserves, which would be at jeopardy of being taken back by HUD if not spent. The average cost of each voucher has increased, so this extra funding is helpful so that we can continue to add vouchers to the community.

**Vouchers - Combined
Operating Budget
Fiscal Year End 9/30/2023**

	9/30/21 Actuals	6/30/22 Actuals	6/30/22 Budget	9/30/22 Budget	9/30/23 Proposed
INCOME					
TENANT INCOME					
TOTAL GRANT INCOME	27,944,970.26	22,997,343.72	21,969,449.28	29,292,599.08	35,468,263.64
TOTAL ADMIN FEE & OTHER INCOME	3,058,456.18	2,781,948.20	2,584,838.70	3,446,451.56	3,854,237.51
TOTAL OTHER INCOME	1,749.68	4,385.25	8,471.25	11,295.00	6,970.00
TOTAL INCOME	31,005,176.12	25,783,677.17	24,562,759.23	32,750,345.64	39,329,471.15
EXPENSES					
Total Administrative Salaries	2,224,203.93	1,650,187.33	1,709,957.25	2,339,942.07	2,696,397.97
Total Legal Expense	0.00	0.00	0.00	0.00	0.00
Total Other Admin Expenses	61,663.04	35,456.77	53,751.69	71,669.00	110,929.12
Total Miscellaneous Admin Expenses	475,754.22	531,386.40	605,840.22	807,787.00	712,373.59
TOTAL ADMINISTRATIVE EXPENSES	2,761,621.19	2,217,030.50	2,369,549.16	3,219,398.07	3,519,700.68
TOTAL TENANT SERVICES EXPENSES	36,841.80	152,989.74	124,735.87	170,572.72	254,609.04
TOTAL UTILITY EXPENSES	12,245.06	10,064.07	8,354.97	11,140.00	15,100.00
MAINTENANCE AND OPERATIONS					
TOTAL General Maint Expense	4,262.99	3,330.46	3,311.28	4,415.00	4,995.00
TOTAL Materials	212.56	93.00	213.75	285.00	140.00
Total Contract Costs	36,582.38	25,067.43	20,486.16	27,315.00	37,600.00
TOTAL MAINTENANCE EXPENSES	41,057.93	28,490.89	24,011.19	32,015.00	42,735.00
GENERAL EXPENSES					
Employee Benefits					
Benefits	0.00	0.00	0.00	0.00	0.00
Pension Expense	686,763.00	0.00	0.00	0.00	0.00
Unallocated Benefits	0.00	0.00	0.00	0.00	0.00
W/C-FSS	0.00	0.00	0.00	0.00	0.00
Workers Compensation Exp	0.00	0.00	0.00	0.00	0.00
Property Insurance	0.00	0.00	0.00	0.00	0.00
Liability Insurance	11,198.00	11,693.25	8,820.00	11,760.00	18,415.00
Auto Insurance Expense	1,260.00	857.25	993.78	1,325.00	1,350.00
OPEB (GASB 45)	-6,442.00	0.00	2,516.22	3,355.00	3,355.00
Misc Taxes/Lic/Ins	0.00	0.00	0.00	0.00	0.00
Bad Debt-Other	0.00	0.00	0.00	0.00	0.00
Security	0.00	0.00	0.00	0.00	0.00
TOTAL GENERAL EXPENSES	692,779.00	12,550.50	12,330.00	16,440.00	23,120.00
TOTAL HOUSING ASSISTANCE PAYMENTS	27,538,198.36	23,718,658.67	21,953,886.12	29,271,848.10	36,695,733.97
NON-OPERATING ITEMS					
Depreciation -Buildings	5,291.88	0.00	0.00	5,945.00	5,945.00
Gain/Loss on Sale of Fixed Assets	-2,250.00	0.00	0.00	0.00	0.00
TOTAL NON-OPERATING ITEMS	3,041.88	0.00	0.00	5,945.00	5,945.00
TOTAL EXPENSES	31,085,785.22	26,139,784.37	24,492,867.31	32,727,358.89	40,556,943.69
NET INCOME	-80,609.10	-356,107.20	69,891.92	22,986.75	-1,227,472.54
CASH FLOW ADJUSTMENTS					
OPEB (GASB 45)	-6,442.00	0.00	2,516.22	3,355.00	3,355.00
Depreciation -Buildings	5,291.88	0.00	0.00	5,945.00	5,945.00
NET CASH FLOW	-81,759.22	-356,107.20	72,408.14	32,286.75	-1,218,172.54

**Vouchers - Unrestricted
Operating Budget
Fiscal Year End 9/30/2023**

	9/30/21 Actuals	6/30/22 Actuals	6/30/22 Budget	9/30/22 Budget	9/30/23 Proposed
INCOME					
TOTAL GRANT INCOME	962,989.22	355,493.72	93,224.97	124,300.00	227,000.00
TOTAL ADMIN FEE & OTHER INCOME	3,058,456.18	2,781,948.20	2,584,838.70	3,446,451.56	3,854,237.51
TOTAL OTHER INCOME	1,749.68	4,385.25	8,471.25	11,295.00	6,970.00
TOTAL INCOME	4,023,195.08	3,141,827.17	2,686,534.92	3,582,046.56	4,088,207.51
EXPENSES					
Total Administrative Salaries	2,224,203.93	1,650,187.33	1,709,957.25	2,339,942.07	2,696,397.97
Total Other Admin Expenses	61,663.04	35,456.77	53,751.69	71,669.00	110,929.12
Total Miscellaneous Admin Expenses	475,754.22	531,386.40	605,840.22	807,787.00	712,373.59
TOTAL ADMINISTRATIVE EXPENSES	2,761,621.19	2,217,030.50	2,369,549.16	3,219,398.07	3,519,700.68
TOTAL TENANT SERVICES EXPENSES	36,841.80	152,989.74	124,735.87	170,572.72	254,609.04
TOTAL UTILITY EXPENSES	12,245.06	10,064.07	8,354.97	11,140.00	15,100.00
MAINTENANCE AND OPERATIONS					
TOTAL General Maint Expense	4,262.99	3,330.46	3,311.28	4,415.00	4,995.00
TOTAL Materials	212.56	93.00	213.75	285.00	140.00
Total Contract Costs	36,582.38	25,067.43	20,486.16	27,315.00	37,600.00
TOTAL MAINTENANCE EXPENSES	41,057.93	28,490.89	24,011.19	32,015.00	42,735.00
GENERAL EXPENSES					
Pension Expense	686,763.00	0.00	0.00	0.00	0.00
Liability Insurance	11,198.00	11,693.25	8,820.00	11,760.00	18,415.00
Auto Insurance Expense	1,260.00	857.25	993.78	1,325.00	1,350.00
OPEB (GASB 45)	-6,442.00	0.00	2,516.22	3,355.00	3,355.00
Misc Taxes/Lic/Ins	0.00	0.00	0.00	0.00	0.00
Bad Debt-Other	0.00	0.00	0.00	0.00	0.00
Security	0.00	0.00	0.00	0.00	0.00
TOTAL GENERAL EXPENSES	692,779.00	12,550.50	12,330.00	16,440.00	23,120.00
Port-In HAP Paid	299,758.00	226,022.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	3,844,302.98	2,647,147.70	2,538,981.19	3,449,565.79	3,855,264.73
NON-OPERATING ITEMS					
Depreciation -Buildings	5,291.88	0.00	0.00	5,945.00	5,945.00
Gain/Loss Sale of Fixed Assets	-2,250.00	0.00	0.00	0.00	0
TOTAL NON-OPERATING ITEMS	3,041.88	0.00	0.00	5,945.00	5,945.00
NET INCOME	175,850.22	494,679.47	147,553.73	126,535.77	226,997.78
CASH FLOW ADJUSTMENTS					
OPEB (GASB 45)	-6,442.00	0.00	2,516.22	3,355.00	3,355.00
Depreciation -Buildings	5,291.88	0.00	0.00	5,945.00	5,945.00
NET CASH FLOW	174,700.10	494,679.47	150,069.95	135,835.77	236,297.78

**Vouchers - Restricted
Operating Budget
Fiscal Year End 9/30/2023**

	9/30/21 Actuals	6/30/22 Actuals	6/30/22 Budget	9/30/22 Budget	9/30/23 Proposed
INCOME					
TOTAL GRANT INCOME	26,981,981.04	22,641,850.00	21,876,224.31	29,168,299.08	35,241,263.64
TOTAL OTHER INCOME	0.00	0.00	0.00	0.00	0.00
TOTAL INCOME	26,981,981.04	22,641,850.00	21,876,224.31	29,168,299.08	35,241,263.64
EXPENSES					
TOTAL HOUSING ASSISTANCE PAYMENTS	27,238,440.36	23,492,636.67	21,953,886.12	29,271,848.10	36,695,733.97
TOTAL OPERATING EXPENSES	27,238,440.36	23,492,636.67	21,953,886.12	29,271,848.10	36,695,733.97
NET INCOME	-256,459.32	-850,786.67	-77,661.81	-103,549.02	-1,454,470.32
CASH FLOW ADJUSTMENTS					
OPEB (GASB 45)	0.00	0.00	0.00	0.00	0.00
Depreciation -Buildings	0.00	1,302,084.00	0.00	0.00	0.00
DEBT SERVICE	0.00	0.00	0.00	0.00	0.00
Replacement Reserves	0.00	0.00	0.00	0.00	0.00
Related Party Debt	0.00	0.00	0.00	0.00	0.00
NET CASH FLOW	-256,459.32	451,297.33	-77,661.81	-103,549.02	-1,454,470.32

**Vouchers
Balance Sheet
6/30/22**

	Balance Current Period	Beginning Balance	Net Change
ASSETS			
CURRENT ASSETS:			
CASH			
Unrestricted Cash			
Cash - Checking	2,940,112.49	2,394,918.07	545,194.42
Total Unrestricted Cash	<u>2,940,112.49</u>	<u>2,394,918.07</u>	<u>545,194.42</u>
Restricted Cash			
Rest. Cash - Vouchers PWB	-127,007.33	892,792.38	-1,019,799.71
Total Restricted Cash	<u>-127,007.33</u>	<u>892,792.38</u>	<u>-1,019,799.71</u>
TOTAL CASH	2,813,105.16	3,287,710.45	-474,605.29
ACCOUNTS AND NOTES RECEIVABLE			
A/R - Fraud Recovery	998,764.59	1,052,360.10	-53,595.51
Allowance for Doubtful A/R - Vouchers	-998,764.59	-1,052,360.10	53,595.51
A/R - Other Government	9,517.85	10,256.50	-738.65
Accrued Interest Receivable	0.00	0.34	-0.34
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>9,517.85</u>	<u>10,256.84</u>	<u>-738.99</u>
OTHER CURRENT ASSETS			
Investments-Unrestricted	1,387,438.26	1,228,826.51	158,611.75
Investments - FSS Escrow	271,460.61	310,800.06	-39,339.45
Prepaid Insurance	4,183.50	0.00	4,183.50
TOTAL OTHER CURRENT ASSETS	<u>1,663,082.37</u>	<u>1,539,626.57</u>	<u>123,455.80</u>
TOTAL CURRENT ASSETS	4,485,705.38	4,837,593.86	-351,888.48
NONCURRENT ASSETS:			
FIXED ASSETS			
FIXED ASSETS (NET)			
Furn & Equip - Admin	23,910.50	23,910.50	0.00
Automotive Equipment	149,182.95	149,182.95	0.00
TOTAL Fixed Assets	<u>173,093.45</u>	<u>173,093.45</u>	<u>0.00</u>
ACCUMULATED DEPRECIATION			
Accum Depreciation	-93,037.34	-93,037.34	0.00
TOTAL Accum Depn	<u>-93,037.34</u>	<u>-93,037.34</u>	<u>0.00</u>
NET FIXED ASSETS	80,056.11	80,056.11	0.00
Deferred Outflows	388,017.00	388,017.00	0.00
Deferred Outflows - OPEB	13,003.00	13,003.00	0.00
TOTAL NONCURRENT ASSETS	<u>481,076.11</u>	<u>481,076.11</u>	<u>0.00</u>
TOTAL ASSETS	<u>4,966,781.49</u>	<u>5,318,669.97</u>	<u>-351,888.48</u>
LIABILITIES & EQUITY			

**Vouchers
Balance Sheet
6/30/22**

	Balance Current Period	Beginning Balance	Net Change
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	-94,866.30	21,934.00	-116,800.30
Payables to LHA	179,778.02	0.00	179,778.02
A/P to SLONP	3,063.78	0.00	3,063.78
A/P-HUD	15,248.45	15,248.45	0.00
Accrued Expenses	780.00	780.00	0.00
Accrued OPEB (GASB)	95,430.00	95,430.00	0.00
Accrued Compensated Absences-Current	69,985.00	69,985.00	0.00
Accrued Payroll & Payroll Taxes	26,267.00	26,267.00	0.00
Unearned Grant Funds	83,797.99	120,879.70	-37,081.71
TOTAL CURRENT LIABILITIES	379,483.94	350,524.15	28,959.79
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	55,450.00	55,450.00	0.00
FSS Escrow Payable	271,587.63	310,800.06	-39,212.43
Deferred Inflows	1,316,365.00	1,316,365.00	0.00
Net Pension Liability	1,303,487.00	1,303,487.00	0.00
TOTAL NONCURRENT LIABILITIES	2,946,889.63	2,986,102.06	-39,212.43
TOTAL LIABILITIES	3,326,373.57	3,336,626.21	-10,252.64
EQUITY			
CONTRIBUTED CAPITAL:			
Invested in Capital Assets-Net of Debt	1,078.35	1,078.35	0.00
TOTAL CONTRIBUTED CAPITAL	1,078.35	1,078.35	0.00
RESERVED FUNDS BALANCE:			
Restricted Net Assets	928,075.55	928,075.55	0.00
TOTAL RESERVED FUND BALANCE	928,075.55	928,075.55	0.00
RETAINED EARNINGS:			
Retained Earnings-Unrestricted Net Assets	711,254.02	1,052,889.86	-341,635.84
TOTAL RETAINED EARNINGS:	711,254.02	1,052,889.86	-341,635.84
TOTAL EQUITY	1,640,407.92	1,982,043.76	-341,635.84
TOTAL LIABILITIES AND EQUITY	4,966,781.49	5,318,669.97	-351,888.48



**PROPOSED OPERATING BUDGET
ANDERSON
FYE 9-30-2022**

BACKGROUND

The Anderson Hotel is a 68 unit project that serves elderly and disabled tenants. The Anderson is located downtown in a prime location and meets a critical housing need in our community. This project is subsidized by an annual contract under the HUD Multifamily program.

HASLO received notification that the Anderson Hotel has been awarded a substantial Homekey Grant award. We anticipate receiving a tax credit award on September 29th. With the securing of these two major funding sources, HASLO will proceed to purchase the property and begin the major rehabilitation work in March 2023. HASLO will be reimbursed for cash flow losses incurred from the project, as well as all predevelopment costs.

2022 BUDGET

The net cash flow in the budget is negative. Vacancy loss continues to be high and includes vacancies in the commercial units. It is difficult to fill units since the community knows we intend to acquire and rehabilitate the project. We also aren't able to secure a rent increase from HUD while we are doing short-term renewals while under the purchase option.

We aren't able to reduce salary costs at this point. Even with vacancies, HUD multifamily properties require an extensive amount of management time. This makes it difficult to maintain positive cash flow in this interim period.

**Anderson
Operating Budget
Fiscal Year End 9/30/2023**

	9/30/21 Actuals	6/30/22 Actuals	6/30/22 Budget	9/30/22 Budget	9/30/23 Proposed
INCOME					
TENANT INCOME					
Rental Income					
Tenant Rent	342,541.00	350,019.00	237,920.49	449,852.00	158,613.68
Tenant Assistance Payments	637,018.00	384,670.00	496,263.51	528,604.00	330,842.32
Less: Vacancies	-167,147.00	-276,901.00	-59,372.37	-386,753.00	-210,636.00
Less: Concessions	0.00	0.00	0.00	0.00	0.00
Laundry and Vending	3,969.17	2,398.49	3,915.00	2,679.19	3,600.00
Commercial Rental Income	213,677.04	169,255.80	169,675.38	225,673.30	67,419.00
Antenna Rental Income	54,082.20	40,578.84	40,569.75	54,105.12	13,521.00
Total Rental Income	1,084,140.41	670,021.13	888,971.76	874,160.61	363,360.00
Total Other Tenant Income	3,643.05	-624.00	2,241.00	0.00	564.00
NET TENANT INCOME	1,087,783.46	669,397.13	891,212.76	874,160.61	363,924.00
TOTAL GRANT INCOME	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	-5,616.94	258.81	67.50	55.38	90.00
TOTAL INCOME	1,082,166.52	669,655.94	891,280.26	874,215.99	364,014.00
EXPENSES					
ADMINISTRATIVE					
Total Administrative Salaries	77,733.29	102,909.43	81,561.03	111,569.91	46,887.88
Total Other Admin Expenses	718,731.64	534,032.78	545,304.60	716,327.35	242,074.35
Total Miscellaneous Admin Expenses	19,582.37	16,760.46	18,666.00	24,888.00	12,564.00
TOTAL ADMINISTRATIVE EXPENSES	816,047.30	653,702.67	645,531.63	852,785.26	301,526.23
TOTAL TENANT SERVICES EXPENSES	1,945.20	800.61	3,440.98	4,698.17	19,231.30
TOTAL UTILITY EXPENSES	150,934.44	99,758.64	106,117.65	141,490.23	74,820.00
MAINTENANCE AND OPERATIONS					
TOTAL General Maint Expense	84,574.77	44,298.79	71,737.96	98,061.74	40,610.34
TOTAL Materials	9,736.84	4,890.13	9,789.03	13,052.00	3,672.00
Total Contract Costs	49,831.26	36,878.06	35,451.63	47,268.81	27,660.00
TOTAL MAINTENANCE EXPENSES	144,142.87	86,066.98	116,978.62	158,382.54	71,942.34
GENERAL EXPENSES					
Employee Benefits	0.00	0.00	0.00	0.00	0.00
Pension Expense	60,339.00	0.00	0.00	0.00	0.00
Workers Compensation Exp	0.00	0.00	0.00	0.00	0.00
Property Insurance	34,544.99	30,668.49	18,993.33	46,890.00	25,324.44
Liability Insurance	17,061.69	14,935.88	11,047.05	17,845.50	14,729.36
OPEB (GASB 75)	-275.00	0.00	0.00	0.00	0.00
OPEB Maintenance (GASB 75)	-323.00	0.00	0.00	0.00	0.00
Property Taxes	39,458.62	39,867.40	29,872.62	39,830.10	39830.10
Severance Expenses	0.00	0.00	0.00	0.00	0.00
Bad Debt-Tenant Rents	3,026.00	0.00	0.00	0.00	0.00
Security	0.00	0.00	0.00	0.00	0.00

	9/30/21 Actuals	6/30/22 Actuals	6/30/22 Budget	9/30/22 Budget	9/30/23 Proposed
TOTAL GENERAL EXPENSES	153,832.30	85,471.77	59,913.00	104,565.60	79,883.90
TOTAL NON-OPERATING ITEMS	3,888.26	0.00	2,362.50	3,150.00	3,150.00
TOTAL EXPENSES	1,270,790.37	925,800.67	934,344.38	1,265,071.79	550,553.76
NET INCOME	-188,623.85	-256,144.73	-43,064.12	-390,855.80	-186,539.76
CASH FLOW ADJUSTMENTS					
OPEB (GASB 45)	-598.00	0.00	0.00	0.00	0.00
Depreciation -Buildings	3,888.26	0.00	2,362.50	3,150.00	3,150.00
Capital Repairs	0.00	-35,667.00	0.00	0.00	0.00
NET CASH FLOW	-185,333.59	-291,811.73	-40,701.62	-387,705.80	-183,389.76

**PROPOSED OPERATING BUDGET
LOCAL AUTHORITY
FYE 9-30-2023**



BACKGROUND

Local Authority (LHA) is the non-HUD/unrestricted arm of the Housing Authority. Local Authority has three core lines of business: owned rental property, property management, and project development. Rental property consists of 38 owned apartment units and 1 rental home. Local Authority provides property management and maintenance services for all of our affiliated non-profits, tax credit, and HUD Multifamily properties. Local Authority also serves as the development arm of the Housing Authority and is currently active in developing a number of projects.

BUDGETS

Each of the three LHA segments is projecting a net surplus and positive cash flow.

Rental Property

LHA's rental properties, led by our Parkwood property, continue to generate solid cash flows and have strong demand as units become available. Parkwood is restricted to those earning up to moderate income. This has provided HASLO flexibility to provide housing for those whose income exceeds the limits for Tax Credit properties. This housing serves a critical need in our community.

We've budgeted for higher vacancy loss in 2023, in line with what was experienced in 2022. In more recent months, there have been fewer vacancies, so actual losses may be lower than budgeted in the coming year. Overall, the budget for income is still higher than the prior year due to an increase in the Section 8 rents at the property. Since this property is not subsidized in any way we've starting increasing the Section 8 rents to be in line with what we pay other landlords in the community.

We've budgeted for flooring replacement and turnover repairs to go along with the vacancy rate. We expect a healthy 38% profit margin in 2023.

Property Management

Property management currently manages approximately 890 housing units. The number of units managed will continue to grow as we develop new projects. The primary sources of income for this segment are Management fees and work order fees. Management fee income continues to grow as new units are built and added to the portfolio.

The budget includes higher salaries, due to incorporating a 10% Cost of Living Adjustment for staff and planning for the addition of an additional Portfolio Manager or Assistant Portfolio Manager. As we've added more units, the portfolio has become too large for only one Portfolio Manager.

We have also added Resident Services and Supportive Housing staff. This has become more necessary as we start to manage more properties with a "housing first" model. Some of the salaries are being covered by a County grant. We expect we will need to continue to fundraise in order to support this program long term so that the property budgets are not overburdened.

Maintenance salaries have increased with the addition of staff; however, those costs are reimbursed by the property that the maintenance staff work on.

Local Authority also administers a number of other affordable housing programs and grants which flow through this segment.

Development

LHA Development is very active in building and developing affordable housing projects. We've added several projects to the pipeline this year.

The budget includes a large increase in grant income. This represents two CDBG grants that were awarded to HASLO for Project HomeKey renovation work.

There are several line items in the budget that are part of the 1422/1480 Monterey Street project. The project collects commercial rents and also has expenses for utilities and maintenance. There has also been an interest only loan payment added to the budget that is part of this project. Since some of the commercial tenants have vacated the property we are budgeting to put more cash into the project than we are getting in commercial rents next year. It hasn't been feasible to re-lease these units since it would have to be a very short-term lease. HASLO will be reimbursed for our investment when we close on the tax credit project.

We plan to get developer fee payments from RAD, Willow Walk (Nipomo), Morro Bay, Anderson Hotel, and Shell Beach Senior. We also plan to close on and get our cash investment back on Shell Beach Senior, Iron Works Mixed Use, and Anderson Hotel. HASLO continues to invest significant resources into our pipeline projects, represented by the negative \$3.6 million in the cash flow adjustments. However, this segment is still projected to generate significant positive cash flow.

Balance Sheet

Current liabilities owed to 3rd parties total less than \$500,000, compared to a very strong current asset balance. The Notes Receivables projects will continue to provide annual cash flow from tax credit projects.

Local Authority - Combined
Operating Budget
Fiscal Year End 9/30/2023

	9/30/21 Actuals	6/30/22 Actual	6/30/22 budget	9/30/22 Budget	9/30/23 Budget
INCOME					
NET TENANT INCOME	1,009,658.55	680,891.75	729,589.77	972,786.33	992,150.85
TOTAL GRANT INCOME	13,961,073.94	1,030,503.01	36,112.50	48,150.00	6,344,151.05
TOTAL OTHER INCOME	6,950,927.65	3,744,490.23	4,633,801.65	6,179,012.17	4,825,159.16
TOTAL INCOME	21,921,660.14	5,455,884.99	5,399,503.92	7,199,948.50	12,161,461.07
EXPENSES					
ADMINISTRATIVE					
Total Administrative Salaries	1,111,021.41	1,097,526.95	1,225,994.01	1,677,816.00	1,673,560.14
Total Other Admin Expenses	41,656.75	34,265.53	82,743.30	110,324.46	102,095.07
Total Miscellaneous Admin Expenses	50,911.58	49,631.37	35,190.09	46,920.00	62,425.00
TOTAL ADMINISTRATIVE EXPENSES	1,203,589.74	1,181,423.85	1,343,927.40	1,835,060.46	1,838,080.22
TOTAL TENANT SERVICES EXPENSES	34,331.24	13,106.43	48,766.01	66,706.00	63,490.49
TOTAL UTILITY EXPENSES	32,708.20	37,898.70	21,563.01	28,751.00	54,187.00
MAINTENANCE AND OPERATIONS					
TOTAL General Maint Expense	757,418.80	553,021.24	662,871.19	916,269.68	1,023,805.53
TOTAL Materials	34,847.03	29,180.07	17,111.25	22,815.00	38,105.00
Total Contract Costs	29,713.39	83,736.78	33,810.12	45,080.00	99,355.00
TOTAL MAINTENANCE EXPENSES	821,979.22	665,938.09	713,792.56	984,164.68	1,161,265.53
GENERAL EXPENSES					
Pension Expense	1,220,723.00	0.00	0.00	0.00	60,000.00
Pension Expense-Offset	85,588.00	0.00	0.00	0.00	0.00
Casualty Loss-Insurance Proceeds	0.00	-3,156.00	0.00	0.00	0.00
Property Insurance	5,728.64	7,066.26	5,010.03	6,680.00	9,890.00
Liability Insurance	7,572.74	6,341.67	5,876.19	7,835.00	9,905.00
Auto Insurance Expense	8,022.00	6,278.22	5,947.47	7,930.00	9,890.00
OPEB (GASB 45)	-6,739.00	0.00	74.97	100.00	100.00
OPEB Maintenance (GASB 45)	-5,689.00	0.00	74.97	100.00	100.00
OPEB Expense - Offset	831.00	0.00	0.00	0.00	0.00
Payments in Lieu of Taxes (PILOT)	4,468.70	4,021.83	3,191.22	4,255.00	6,155.00
Misc Taxes/Lic/Ins	326.00	73.00	326.25	435.00	210.00
Property Tax: Fire	43.64	44.20	45.00	60.00	65.00
Bad Debt - Tenant Rents	0.00	-148.25	0.00	0.00	0.00
HOA Dues	116,010.17	88,119.00	86,479.47	115,306.00	118,766.00
Security	3,500.00	0.00	0.00	0.00	0.00
TOTAL GENERAL EXPENSES	1,446,382.32	108,639.93	107,025.57	142,701.00	221,197.36
TOTAL HOUSING ASSISTANCE PAYMENTS	29,318.94	9,727.72	24,862.50	33,150.00	14,595.00

**Local Authority - Combined
Operating Budget
Fiscal Year End 9/30/2023**

	9/30/21 Actuals	6/30/22 Actual	6/30/22 budget	9/30/22 Budget	9/30/23 Budget
OTHER DISTRIBUTIONS					
Interest Expense - Courtland	0.00	0.00	0.00	0.00	0.00
Interest Expense - Moylan	0.00	0.00	0.00	0.00	0.00
Interest Expense - HELP	12,410.54	8,709.72	9,054.00	12,072.00	10,555.15
Interest Expense - Mortgage	61,242.19	85,739.07	0.00	0.00	128,610.00
Interest Expense	286.58	24.74	0.00	0.00	0.00
Property Appraisals	0.00	4,000.00	9,000.00	12,000.00	0.00
Bank Fees	0.00	3,918.00	0.00	0.00	0.00
TOTAL FINANCING EXPENSES	73,939.31	102,391.53	18,054.00	24,072.00	139,165.15
NON-OPERATING ITEMS					
Depreciation -Buildings	169,185.88	0.00	53,287.47	71,050.00	71,050.00
Surplus Cash Paid	0.00	0.00	0.00	0.00	0.00
Gain/Loss from Sale of Fixed Assets	-1,500.00	0.00	0.00	0.00	0.00
Gain/Loss from Sale of Real Property	0.00	-21,071.00	0.00	0.00	0.00
TOTAL NON-OPERATING ITEMS	167,685.88	-21,071.00	53,287.47	71,050.00	71,050.00
CAPITAL GRANTS & OTHER	0.00	800.00	0.00	0.00	0.00
TOTAL EXPENSES	3,809,934.85	2,098,055.25	2,331,278.52	3,185,655.14	3,563,030.75
NET INCOME	18,111,725.29	3,357,029.74	3,068,225.40	4,014,293.36	8,598,430.32
CASH FLOW ADJUSTMENTS					
OPEB (GASB 45)	0.00	0.00	149.94	200.00	200.00
Depreciation -Buildings	0.00	0.00	53,287.47	71,050.00	71,050.00
Inc/Loss From Moylan Terrace	0.00	0.00	0.00	0.00	0.00
Prepaid Ground Lease	0.00	2,799,820.40	-46,721.78	-70,082.67	-134,349.33
Construction Costs	0.00	-881,713.41	-266,666.67	-400,000.00	-3,639,590.67
Replacement Reserves	0.00	0.00	-17,250.03	-20,160.00	0.00
Related Party Debt - Interest Income	0.00	-768,478.46	-217,804.00	-326,706.00	-1,440,706.06
Development Notes/Prepaid Land Leas	0.00	-2,135,534.52	-37,166.91	-55,750.36	-53,008.51
Land Purchases - Development in Prog	0.00	0.00	0.00	0.00	0.00
Developer Fees	0.00	0.00	507,000.00	760,500.00	681,535.95
NET CASH FLOW	18,111,725	2,371,124	3,043,053	3,973,344	4,083,562

**Local Authority - Rentals
Operating Budget
Fiscal Year End 9/30/2023**

	9/30/20 Actual	9/30/21 Actual	6/30/22 Actual	6/30/22 Budget	9/30/22 Budget
INCOME					
NET TENANT INCOME	683,938.39	665,220.81	530,343.19	491,130.81	654,841.00
TOTAL OTHER INCOME	20,991.96	12,903.14	2,634.72	3,678.75	4,905.00
TOTAL INCOME	704,930.35	678,123.95	532,977.91	494,809.56	659,746.00
EXPENSES					
ADMINISTRATIVE					
Total Administrative Salaries	86,748.89	71,859.89	82,643.97	162,954.94	223,003.00
Total Other Admin Expenses	480.78	77.52	631.57	1,726.47	2,302.00
Total Miscellaneous Admin Expenses	4,913.37	6,021.54	4,536.19	4,278.69	5,705.00
TOTAL ADMINISTRATIVE EXPENSES	92,143.04	77,958.95	87,811.73	168,960.10	231,010.00
TOTAL TENANT SERVICES EXPENSES	5,254.76	5,616.39	2,748.66	8,488.63	11,616.00
TOTAL UTILITY EXPENSES	12,896.69	13,804.86	12,543.21	8,873.19	11,831.00
MAINTENANCE AND OPERATIONS					
TOTAL General Maint Expense	28,026.58	31,942.45	48,803.78	61,379.93	83,184.68
TOTAL Materials	10,601.99	8,465.56	26,849.08	8,553.78	11,405.00
Total Contract Costs	12,839.20	10,866.66	53,395.53	11,748.78	15,665.00
TOTAL MAINTENANCE EXPENSES	51,467.77	51,274.67	129,048.39	81,682.49	110,254.68
GENERAL EXPENSES					
Benefits	0.00	0.00	0.00	0.00	0.00
Pension Expense	2,671.00	37,150.00	0.00	0.00	0.00
Workers Compensation Exp	0.00	0.00	0.00	0.00	0.00
Insurance Expense	3,801.00	6,362.00	7,548.30	5,681.25	7,575.00
OPEB	462.00	-367.00	0.00	149.94	200.00
Taxes and Insurance	5,358.38	4,512.34	4,066.03	3,311.19	4,415.00
Bad Debt-Tenant Rents	0.00	0.00	0.00	0.00	0.00
HOA Dues	112,365.00	115,308.00	87,921.00	86,479.47	115,306.00
TOTAL GENERAL EXPENSES	124,657.38	162,965.34	99,535.33	95,621.85	127,496.00
FINANCING EXPENSE					
Interest Expense - Courtland	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCING EXPENSES	0.00	0.00	0.00	0.00	0.00
NON-OPERATING ITEMS					
Depreciation -Buildings	71,047.50	71,047.50	0.00	53,287.47	71,050.00
Surplus Cash	0.00	0.00	0.00	0.00	0.00
TOTAL NON-OPERATING ITEMS	71,047.50	71,047.50	0.00	53,287.47	71,050.00
TOTAL EXPENSES	357,467.14	382,667.71	331,687.32	416,913.73	563,257.68
NET INCOME	347,463.21	295,456.24	201,290.59	77,895.83	96,488.32
CASH FLOW ADJUSTMENTS					
OPEB (GASB 45)	462.00	-367.00	200.00	149.94	200.00
Depreciation -Buildings	71,047.50	71,047.50	0.00	53,287.47	71,050.00
Debt Service	0.00	0.00	0.00	0.00	0.00
Replacement Reserves	0.00	0.00	-17,250.03	-19,560.00	-20,160.00
NET CASH FLOW	418,973	366,137	184,241	111,773	147,578

**Local Authority - Property Mgmt
Operating Budget
Fiscal Year End 9/30/2023**

	9/30/21 Actual	6/30/22 Actual	6/30/22 Budget	9/30/22 Budget	9/30/23 Proposed
INCOME					
NET TENANT INCOME	2,100.00	100.00	0.00	0.00	0.00
TOTAL GRANT INCOME	34,232.94	64,707.06	36,112.50	48,150.00	29,595.00
TOTAL OTHER INCOME	1,732,549.81	1,326,248.50	1,388,205.00	1,851,550.00	2,007,200.05
TOTAL INCOME	1,768,882.75	1,391,055.56	1,424,317.50	1,899,700.00	2,036,795.05
EXPENSES					
Total Administrative Salaries	474,434.37	405,089.29	466,731.38	638,765.00	710,543.37
Total Other Admin Expenses	13,939.07	8,132.88	33,991.11	45,321.46	55,832.82
Total Miscellaneous Admin Expenses	41,884.40	38,620.05	27,892.53	37,190.00	45,865.00
TOTAL ADMINISTRATIVE EXPENSES	530,257.84	451,842.22	528,615.02	721,276.46	812,241.19
TOTAL TENANT SERVICES EXPENSES	28,714.85	10,357.77	40,277.38	55,090.00	50,087.19
TOTAL UTILITY EXPENSES	6,819.95	6,748.40	4,319.91	5,760.00	9,925.00
MAINTENANCE AND OPERATIONS					
TOTAL General Maint Expense	725,476.35	504,143.15	601,491.26	833,085.00	938,310.00
TOTAL Materials	3,506.74	2,330.99	6,086.25	8,115.00	2,195.00
Total Contract Costs	4,377.27	14,111.09	3,408.84	4,545.00	21,030.00
TOTAL MAINTENANCE EXPENSES	733,360.36	520,585.23	610,986.35	845,745.00	961,535.00
GENERAL EXPENSES					
Employee Benefits					
Benefits	0.00	0.00	0.00	0.00	0.00
Pension Expense	992,311.00	0.00	0.00	0.00	0.00
Pension Expense-Offset	85,588.00	0.00	0.00	0.00	0.00
Workers Compensation Exp	0.00	0.00	0.00	0.00	0.00
Insurance Expense	14,637.38	12,137.85	11,152.44	14,870.00	19,120.00
OPEB	-8,989.00	0.00	0.00	0.00	0.00
Misc Taxes/Lic/Ins	250.00	73.00	251.28	335.00	110.00
HOA Dues	0.00	0.00	0.00	0.00	0.00
Security	0.00	0.00	0.00	0.00	0.00
Other General Expense	0.00	0.00	0.00	0.00	0.00
TOTAL GENERAL EXPENSES	1,083,797.38	12,210.85	11,403.72	15,205.00	19,230.00
TOTAL HOUSING ASSISTANCE PAYMEN	29,318.94	9,727.72	24,862.50	33,150.00	14,595.00
OTHER DISTRIBUTIONS					
FINANCING EXPENSE					
Interest Exp-	286.58	24.74	0.00	0.00	0.00
TOTAL FINANCING EXPENSES	286.58	24.74	0.00	0.00	0.00
NON-OPERATING ITEMS					
Depreciation -Buildings	24,053.83	0.00	0.00	0.00	0.00
Gain/Loss on Sale of Fixed Assets	-1,500.00	0.00	0.00	0.00	0.00
TOTAL NON-OPERATING ITEMS	22,553.83	0.00	0.00	0.00	0.00
TOTAL EXPENSES	2,435,109.73	1,011,496.93	1,220,464.88	1,676,226.46	1,867,613.39
NET INCOME	-666,226.98	379,558.63	203,852.62	223,473.54	169,181.66

**Local Authority - Property Mgmt
Operating Budget
Fiscal Year End 9/30/2023**

	9/30/21 Actual	6/30/22 Actual	6/30/22 Budget	9/30/22 Budget	9/30/23 Proposed
CASH FLOW ADJUSTMENTS					
OPEB (GASB 45)		0.00	0.00	0.00	0.00
Depreciation -Buildings		0.00	0.00	0.00	0.00
Inc/Loss From Moylan Terrace		0.00	0.00	0.00	0.00
Debt Service		0.00	0.00	0.00	0.00
Replacement Reserves		0.00	0.00	0.00	0.00
Related Party Debt		0.00	0.00	0.00	0.00
NET CASH FLOW	-666,227	379,559	203,853	223,474	169,182

**Local Authority - Development
Operating Budget
Fiscal Year End 9/30/2023**

	9/30/21 Actual	6/30/22 Actual	6/30/22 Budget	9/30/22 Budget
INCOME				
NET TENANT INCOME	342,337.74	150,448.56	238,458.96	317,945.33
TOTAL GRANT INCOME	13,926,841.00	965,795.95	0.00	0.00
TOTAL OTHER INCOME	5,205,474.70	2,415,607.01	3,241,917.90	4,322,557.17
TOTAL INCOME	19,474,653.44	3,531,851.52	3,480,376.86	4,640,502.50
EXPENSES				
Total Administrative Salaries	564,727.15	609,793.69	596,307.69	816,048.00
Total Other Admin Expenses	27,640.16	25,501.08	47,025.72	62,701.00
Total Miscellaneous Admin Expenses	3,005.64	6,475.13	3,018.87	4,025.00
TOTAL ADMINISTRATIVE EXPENSES	595,372.95	641,769.90	646,352.28	882,774.00
TOTAL UTILITY EXPENSES	12,083.39	18,607.09	8,369.91	11,160.00
TOTAL MAINTENANCE EXPENSES	37,344.19	16,304.47	21,123.72	28,165.00
GENERAL EXPENSES				
Employee Benefits				
Benefits	0.00	0.00	0.00	0.00
Pension Expense	191,262.00	0.00	0.00	0.00
Workers Compensation Exp	0.00	0.00	0.00	0.00
Casualty Loss-Insurance Proceeds	0.00	-3,156.00	0.00	0.00
Property Insurance	306.00	0.00	0.00	0.00
Liability Insurance	18.00	0.00	0.00	0.00
Auto Insurance	0.00	0.00	0.00	0.00
OPEB (GASB 75)	-2,053.00	0.00	0.00	0.00
OPEB Maintenance (GASB 75)	-188.00	0.00	0.00	0.00
Payments in Lieu of Taxes (PILOT)	0.00	0.00	0.00	0.00
Misc Taxes/Lic/Ins	76.00	0.00	0.00	0.00
Property Taxes	5,996.43	0.00	0.00	0.00
Bad Debt - Tenant Rents	0.00	-148.25	0.00	0.00
Bad Debt - Other	0.00	0.00	0.00	0.00
HOA Dues	702.17	198.00	0.00	0.00
Title/Escrow Fees	0.00	0.00	0.00	0.00
Security	3,500.00	0.00	0.00	0.00
TOTAL GENERAL EXPENSES	199,619.60	-3,106.25	0.00	0.00
FINANCING EXPENSE				
OTHER DISTRIBUTIONS				
Interest Expense - Moylan	0.00	0.00	0.00	0.00
Interest Expense - HELP	12,410.54	8,709.72	9,054.00	12,072.00
Interest Expense - Mortgage	61,242.19	85,739.07	0.00	0.00
Property Appraisals	0.00	4,000.00	9,000.00	12,000.00
Bank Fees	0.00	3,918.00	0.00	0.00
TOTAL FINANCING EXPENSES	73,652.73	102,366.79	18,054.00	24,072.00
NON-OPERATING ITEMS				
Depreciation - Buildings	74,084.55	0.00	0.00	0.00
Gain/Loss from Sale Disposition of Real Prc	0.00	-21,071.00	0.00	0.00
TOTAL NON-OPERATING ITEMS	74,084.55	-21,071.00	0.00	0.00

**Local Authority - Development
Operating Budget
Fiscal Year End 9/30/2023**

	9/30/21 Actual	6/30/22 Actual	6/30/22 Budget	9/30/22 Budget
TOTAL CAPITAL GRANTS & OTHER	0.00	800.00	0.00	0.00
TOTAL EXPENSES	992,157.41	755,671.00	693,899.91	946,171.00
NET INCOME	18,482,496.03	2,776,180.52	2,786,476.95	3,694,331.50
CASH FLOW ADJUSTMENTS				
OPEB (GASB 45)			0.00	0.00
Prepaid ground lease			-46,721.78	-70,082.67
Depreciation -Buildings			0.00	0.00
Inc/Loss From Moylan Terrace			0.00	0.00
Construction in Progress			-266,666.67	-400,000.00
Debt Service			0.00	0.00
Replacement Reserves			0.00	0.00
Related Party Debt - Interest Income			-217,804.00	-326,706.00
Development Notes/Prepaid Land Lease			-37,166.91	-55,750.36
Land Purchases - Development in Progress			0.00	0.00
Developer Fees			507,000.00	760,500.00
NET CASH FLOW	18,482,496	2,776,181	2,725,118	3,602,292

**Local Authority
Balance Sheet
6/30/2022**

	Balance Current Period	Beginning Balance	Net Change
ASSETS			
CURRENT ASSETS:			
CASH			
Total Unrestricted Cash	4,349,926.36	5,037,031.27	-687,104.91
Total Restricted Cash	42,200.00	42,200.00	0.00
TOTAL CASH	4,392,126.36	5,079,231.27	-687,104.91
ACCOUNTS AND NOTES RECEIVABLE			
A/R - Tenants	57,077.13	54,943.03	2,134.10
A/R - Collections	12,375.34	12,375.34	0.00
Allowance for Doubtful Accts - Colle	-12,375.34	-12,375.34	0.00
A/R - TBRA	0.00	3,415.00	-3,415.00
A/R - DSS Grant	276.60	1,641.20	-1,364.60
A/R - Other	16,419.50	15,118.77	1,300.73
A/R - Vouchers	179,778.02	0.00	179,778.02
A/R - LAA Development	0.00	0.00	0.00
A/R - Parkwood	9,001.64	0.00	9,001.64
A/R - Ross Grants	14,471.36	14,255.26	216.10
A/R - Anderson	274,478.72	0.00	274,478.72
A/R - Humbert	352.67	0.00	352.67
A/R - Law Apts	2,747.32	0.00	2,747.32
A/R - PLHA Grant	18,784.00	0.00	18,784.00
A/R - DSS 13	277.00	0.00	277.00
A/R - SLO 55	16,992.21	0.00	16,992.21
A/R - Johnson DRT	10,816.43	10.22	10,806.21
A/R - Carmel	3,459.15	4.76	3,454.39
A/R - Brizzolara	9,196.92	7.49	9,189.43
A/R - RAD 175	404,154.99	42.91	404,112.08
A/R - Bishop St Studios	3,862.34	0.00	3,862.34
A/R - Hope House	62.43	0.00	62.43
A/R - Hope House 2	72.62	0.00	72.62
A/R - Toscano	627,736.23	0.00	627,736.23
A/R - Morro Bay	625,508.13	0.00	625,508.13
A/R - Halcyon	5,037.94	0.00	5,037.94
A/R - Courtyard at the Meadows	212,183.96	234,436.63	-22,252.67
A/R - Project Homekey	240,501.28	254,270.87	-13,769.59
A/R - Atascadero Sr (ASH)	16,881.79	9,489.78	7,392.01
A/R - Nipomo Sr	136,848.81	212,476.60	-75,627.79
A/R - Poinsettia	5,688.08	0.00	5,688.08
A/R - Iron Works Commercial	15,043.42	0.00	15,043.42
A/R - 860 on the Wye	4,259.98	0.00	4,259.98
A/R - Iron Works	9,523.82	0.00	9,523.82
A/R - Hidden Creek	22,645.23	24.71	22,620.52
A/R - Macadero	10,802.31	0.00	10,802.31
A/R - Shared Housing Voucher	360.92	0.00	360.92
A/R - EIHC	189,545.77	189,324.44	221.33

**Local Authority
Balance Sheet
6/30/2022**

	Balance Current Period	Beginning Balance	Net Change
A/R - EIHC - Pension Expense	56,287.00	56,287.00	0.00
A/R - EIHC - OPEB	3,093.00	3,093.00	0.00
A/R - Margarita	5,304.43	0.00	5,304.43
A/R - Ferrell	2,282.65	0.00	2,282.65
A/R - Empire	4,205.32	0.00	4,205.32
A/R - Foreman	284.39	0.00	284.39
A/R - SLONP	537.03	0.00	537.03
A/R - SLONP - Pension Exp	246,315.00	246,315.00	0.00
A/R - SLONP - OPEB	12,291.00	12,291.00	0.00
A/R - Blue Heron	3,730.75	0.00	3,730.75
Develop Fee Rec	1,131,535.95	1,131,535.95	0.00
N/R - Brizzolara (108 Loan	1,000,000.00	1,000,000.00	0.00
N/R - Brizzolara (CBDG/PHA)	259,000.00	259,000.00	0.00
N/R - Johnson 2nd	387,000.00	387,000.00	0.00
N/R - Brizzolara	656,429.81	656,429.81	0.00
N/R - SLO 55, LP	3,623,549.00	3,623,549.00	0.00
N/R - LHA (Johnson)	1,550,000.00	1,550,000.00	0.00
N/R - Carmel	164,656.77	164,656.77	0.00
N/R - Brizzolara	295,000.00	295,000.00	0.00
N/R - RAD 175 Perm Loan	5,915,000.00	3,800,000.00	2,115,000.00
N/R - RAD 175	30,319,316.00	30,319,316.00	0.00
N/R - Bishop St	2,626,000.00	2,626,000.00	0.00
N/R - SLONP - Hope House	300,000.00	300,000.00	0.00
N/R - EIHC - Hope House	300,000.00	300,000.00	0.00
N/R - Macadero	990,624.95	1,005,360.08	-14,735.13
N/R - Toscano	2,170,000.00	0.00	2,170,000.00
N/R - Halcyon	1,420,000.00	1,420,000.00	0.00
N/R - Courtyard at the Meadows	1,440,000.00	1,440,000.00	0.00
N/R - ASH	250,000.00	250,000.00	0.00
N/R - South St Family Apts	1,113,773.23	1,113,773.23	0.00
N/R - PSHH (Pismo Beach RDA)	1,000,000.00	1,000,000.00	0.00
N/R - Nipomo Senior	975,000.00	975,000.00	0.00
N/R - Iron Works Commercial	3,812,128.64	3,095,999.13	716,129.51
N/R - 860 on the Wye	339,713.00	339,713.00	0.00
N/R - EIHC	434,529.00	434,529.00	0.00
N/R - SLONP	2,858,575.59	2,858,575.59	0.00
N/R - Trans Housing	200,522.94	213,725.04	-13,202.10
Deposits Paid	50.00	50.00	0.00
Accrued Interest Receivable	252,956.58	248,473.20	4,483.38
Accrued Int - SLO 55	122,170.03	93,055.84	29,114.19
Accrued Int - Johnson	1,217,638.29	1,156,882.35	60,755.94
Accrued Int - Carmel	41,539.00	37,834.24	3,704.76
Accrued Int Rec - Brizzolara	386,675.58	357,617.91	29,057.67
Accrued Int Rec - Brizzo CDBG	104,863.56	99,052.02	5,811.54
Accrued Int - RAD 175	2,470,160.06	1,818,400.67	651,759.39
Accrued Int - RAD 175 Perm	149,913.44	20,208.49	129,704.95

**Local Authority
Balance Sheet
6/30/2022**

	Balance Current Period	Beginning Balance	Net Change
Accrued Int - Halcyon	192,173.27	149,099.95	43,073.32
Accrued Int - Courtyard	106,960.00	85,120.00	21,840.00
Accrued Int - ASH	181,090.99	171,511.55	9,579.44
Accrued Int - Willow Walk	41,457.54	31,627.40	9,830.14
Accrued Int - Iron Works Commeric	163,253.99	53,925.81	109,328.18
Accrued Int - 860	63,677.27	53,372.65	10,304.62
TOTAL ACCOUNTS AND NOTES RECEIVAE	74,506,063.77	66,242,792.35	8,263,271.42
OTHER CURRENT ASSETS			
Investments-Unrestricted	1,656,427.47	1,696,902.08	-40,474.61
Investment - CD	6,886.68	6,886.68	0.00
Investment-Unrest-HELP Loan	7,248.52	7,234.43	14.09
Investments-Restricted	12,719,287.11	14,653,660.57	-1,934,373.46
Investment Rest - Office Building	70.72	70.55	0.17
Investment Rest - Anderson	11,933.41	127,753.66	-115,820.25
Prepaid Insurance	6,561.85	29,970.00	-23,408.15
Other Prepayments/Def Charges	2,770.26	517,904.58	-515,134.32
Grant Funds Available	98,516.94	33,351.58	65,165.36
Inventories-Materials	14,383.51	14,432.76	-49.25
Inventories-Equipment	1,000.00	1,000.00	0.00
Asset Held for Sale	0.00	600,929.00	-600,929.00
Assets Held for Sale - Courtland	343,474.00	343,474.00	0.00
TOTAL OTHER CURRENT ASSETS	14,868,610.47	18,033,619.89	-3,165,009.42
TOTAL CURRENT ASSETS	93,766,800.60	89,355,643.51	4,411,157.09
NONCURRENT ASSETS:			
FIXED ASSETS			
FIXED ASSETS (NET)			
Land	21,612,305.15	21,612,305.15	0.00
Land - Homeless Shelter	451,000.00	451,000.00	0.00
Land - Ahearn	750,724.50	750,724.50	0.00
Land - The Wedge	107,000.00	107,000.00	0.00
Buildings	5,285,015.53	5,285,015.53	0.00
Furn & Equip - Admin	20,202.79	20,202.79	0.00
Automotive Equipment	423,596.95	434,271.21	-10,674.26
TOTAL Fixed Assets	28,649,844.92	28,660,519.18	-10,674.26
ACCUMULATED DEPRECIATION			
Accum Depreciation	-1,446,828.89	-1,457,503.15	10,674.26
TOTAL Accum Depn	-1,446,828.89	-1,457,503.15	10,674.26
NET FIXED ASSETS	27,203,016.03	27,203,016.03	0.00
TOTAL CIP	17,206,570.24	16,281,229.10	925,341.14
Deferred Outflows	735,869.00	735,869.00	0.00
Deferred Outflows - OPEB	22,924.00	22,924.00	0.00
TOTAL NONCURRENT ASSETS	45,168,379.27	44,243,038.13	925,341.14
TOTAL ASSETS	138,935,179.87	133,598,681.64	5,336,498.23

**Local Authority
Balance Sheet
6/30/2022**

	Balance Current Period	Beginning Balance	Net Change
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	2.01	0.00	2.01
Payables to LHA	28,415.31	0.00	28,415.31
A/P to SLONP	8,683.10	32,712.50	-24,029.40
Tenant Security Deposits	58,900.40	57,150.40	1,750.00
Security Deposit-Pet	600.00	900.00	-300.00
A/P Other	157,888.74	139,165.69	18,723.05
TOTAL Payroll Payables	-32,322.51	300.00	-32,622.51
Accrued Expenses	472.00	472.00	0.00
Accrued OPEB (GASB)	160,800.00	160,800.00	0.00
Accrued Compensated Absences-Curren	40,082.00	40,082.00	0.00
Accrued Payroll & Payroll Taxes	15,074.00	15,074.00	0.00
Accrued PILOT	4,021.83	5,207.45	-1,185.62
Prepaid Land Lease	2,976,880.58	179,582.63	2,797,297.95
Tenant Prepaid Rents	5,164.17	2,360.30	2,803.87
Tenant Recreation Fund Payable	12,602.60	12,602.60	0.00
Unearned Grant Funds	254,072.45	1,042,875.43	-788,802.98
Undistributed Credits	24,593.00	24,693.00	-100.00
Adv Payable - SLONP (Performance De	100,000.00	143,870.00	-43,870.00
Accrued Interest Payable	8,165.63	8,165.63	0.00
TOTAL CURRENT LIABILITIES	3,824,095.31	1,866,013.63	1,958,081.68
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	31,757.00	31,757.00	0.00
Mortgage Payable	3,015,000.00	3,015,000.00	0.00
Loan Payable-Housing Trust Fund	1,000,000.00	1,000,000.00	0.00
N/P - Help Loan - SRO/HOME	374,206.00	397,336.30	-23,130.30
N/P-City of AG - Courtland	55,500.00	55,500.00	0.00
Prepaid Land Lease - LT	13,129,848.86	13,129,848.86	0.00
Deferred Inflows	2,519,192.00	2,519,192.00	0.00
Net Pension Liability	2,664,485.00	2,664,485.00	0.00
TOTAL NONCURRENT LIABILITIES	22,789,988.86	22,813,119.16	-23,130.30
TOTAL LIABILITIES	26,614,084.17	24,679,132.79	1,934,951.38
EQUITY			
CONTRIBUTED CAPITAL:			
General Partner Contribution	238,361.85	193,844.74	44,517.11
TOTAL CONTRIBUTED CAPITAL	238,361.85	193,844.74	44,517.11
RETAINED EARNINGS:			
Invested in Capital Assets-Net of Debt	10,425,473.46	10,425,473.46	0.00
Retained Earnings-Unrestricted Net Ass	101,657,260.39	98,300,230.65	3,357,029.74
TOTAL RETAINED EARNINGS:	112,082,733.85	108,725,704.11	3,357,029.74
TOTAL EQUITY	112,321,095.70	108,919,548.85	3,401,546.85
TOTAL LIABILITIES AND EQUITY	138,935,179.87	133,598,681.64	5,336,498.23

**PROPOSED OPERATING BUDGET
LAW APARTMENTS
FYE 9-30-2023**



BACKGROUND

Law Apartments is a 9 unit family project. This project is subsidized by HUD as a Multifamily complex. Law Apartments is in a very desirable location, and historically has had very little turnover.

BUDGET

We did not include a rent increase in this budget. We were successful in getting a fairly significant rent increase two years ago. Due to COVID and staff shortages we weren't able to complete all the maintenance projects anticipated in the budget. The current rents are sufficient for current operations and to catch up on those projects. Many of those maintenance projects have been carried over into this budget, so there is no significant change to the maintenance contracts budget. The property also has healthy reserves to cover any unexpected maintenance items.

During the 2013 fiscal year, the HUD backed mortgage was paid off in full. However, the regulatory agreement on the property extends for many years to come. The mortgage being paid off does open the possibility of renegotiating some of the terms with HUD.

Dan Law
Operating Budget
Fiscal Year End 9/30/2022

	9/30/21 Actuals	6/30/22 Actuals	6/30/22 Budget	9/30/22 Budget	9/30/23 Proposed
INCOME					
TENANT INCOME					
Rental Income					
Tenant Rent	59,935.00	52,692.00	55,227.15	73,636.20	73,636.20
Tenant Assistance Payments	40,614.00	51,084.00	43,322.85	57,763.80	57,763.80
Less: Vacancies	0.00	0.00	-3,392.91	-4,523.93	-3,337.94
Laundry and Vending	1,154.33	855.99	1,296.00	1,728.00	1,284.00
Laundry - Electronic Payments	359.16	995.64	99.00	132.00	1,488.00
Subsidy Adjustments	756.00	254.00	639.00	852.00	0.00
Total Rental Income	102,818.49	105,881.63	97,191.09	129,588.07	130,834.06
Total Other Tenant Income	319.00	83.00	207.00	276.00	132.00
NET TENANT INCOME	103,137.49	105,964.63	97,398.09	129,864.07	130,966.06
TOTAL OTHER INCOME	75.12	28.81	54.00	72.00	72.00
TOTAL INCOME	103,212.61	105,993.44	97,452.09	129,936.07	131,038.06
EXPENSES					
Total Administrative Salaries	29,437.14	18,335.07	15,566.88	21,291.83	26,369.46
Total Other Admin Expenses	12,649.75	10,888.83	11,462.13	15,282.87	15,790.22
Total Miscellaneous Admin Expenses	3,318.51	2,549.94	2,844.00	3,792.00	3,828.00
TOTAL ADMINISTRATIVE EXPENSES	45,405.40	31,773.84	29,873.01	40,366.70	45,987.67
TOTAL TENANT SERVICES EXPENSES	137.72	39.27	344.06	470.01	4,358.86
TOTAL UTILITY EXPENSES	20,860.27	17,026.31	17,532.00	23,376.00	25,840.00
MAINTENANCE AND OPERATIONS					
TOTAL General Maint Expense	3,757.28	3,291.29	1,413.65	1,922.45	4,115.40
TOTAL Materials	679.85	447.18	1,512.00	2,016.00	1,872.00
Total Contract Costs	7,482.45	9,755.99	16,815.06	22,420.00	21,316.00
TOTAL MAINTENANCE EXPENSES	11,919.58	13,494.46	19,740.71	26,358.45	27,303.40
GENERAL EXPENSES					
Employee Benefits	0.00	0.00	0.00	0.00	0.00
Benefits	0.00	0.00	0.00	0.00	0.00
Pension Expense	7,903.00	0.00	0.00	0.00	0.00
Workers Compensation Exp	0.00	0.00	0.00	0.00	0.00
Property Insurance	955.76	1,206.63	850.50	1,134.00	1,902.60
Liability Insurance	222.24	114.66	198.45	264.60	176.40
OPEB (GASB 75)	-36.00	0.00	0.00	0.00	0.00
OPEB Maintenance (GASB 75)	-43.00	0.00	0.00	0.00	0.00
Property Taxes	-18.25	0.00	407.97	544.00	544.00
Bad Debt-Tenant Rents	0.00	0.00	0.00	0.00	0.00
Security	0.00	0.00	0.00	0.00	0.00
TOTAL GENERAL EXPENSES	8,983.75	1,321.29	1,456.92	1,942.60	2,623.00
TOTAL NON-OPERATING ITEMS	13,780.85	0.00	0.00	12,089.88	12,089.88
TOTAL EXPENSES	101,087.57	63,655.17	68,946.70	104,603.64	118,202.81

Dan Law
Operating Budget
Fiscal Year End 9/30/2022

	9/30/21 Actuals	6/30/22 Actuals	6/30/22 Budget	9/30/22 Budget	9/30/23 Proposed
NET INCOME	2,125.04	42,338.27	28,505.39	25,332.43	12,835.25
CASH FLOW ADJUSTMENTS					
OPEB (GASB 45)	-79.00	0.00	0.00	0.00	0.00
Depreciation -Buildings	13,780.85	0.00	0.00	12,089.88	12,089.88
Replacement Reserve	0.00	6,722.39	-3,600.00	-5,568.00	-5,568.00
Residual Receipts	0.00	0.00	0.00	0.00	0.00
Capital Repairs	0.00	-10,637.72	0.00	0.00	0.00
NET CASH FLOW	15,826.89	38,422.94	24,905.39	31,854.31	19,357.13

Dan Law
Balance Sheet
6/30/22

	Balance Current Period	Beginning Balance	Net Change
ASSETS			
CURRENT ASSETS:			
CASH			
Unrestricted Cash			
Cash - Checking	57,877.71	23,737.16	34,140.55
Total Unrestricted Cash	<u>57,877.71</u>	<u>23,737.16</u>	<u>34,140.55</u>
Restricted Cash			
Cash - Security Deposits	4,804.00	4,804.00	0.00
Cash - Replacement Reserves	73,638.45	69,446.41	4,192.04
Cash - Painting Reserve	14,820.74	14,817.42	3.32
Cash - Residual Receipts Reserve	88,292.16	82,189.71	6,102.45
Total Restricted Cash	<u>181,555.35</u>	<u>171,257.54</u>	<u>10,297.81</u>
TOTAL CASH	<u>239,433.06</u>	<u>194,994.70</u>	<u>44,438.36</u>
ACCOUNTS AND NOTES RECEIVABLE			
A/R - Tenants	910.00	570.00	340.00
A/R - Collections	963.00	963.00	0.00
Allowance for Doubtful Accts - Collections	-963.00	-963.00	0.00
Accrued Interest Receivable	0.00	1.65	-1.65
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>910.00</u>	<u>571.65</u>	<u>338.35</u>
OTHER CURRENT ASSETS			
Investments-Unrestricted	758.77	752.79	5.98
Prepaid Insurance	440.71	0.00	440.71
TOTAL OTHER CURRENT ASSETS	<u>1,199.48</u>	<u>752.79</u>	<u>446.69</u>
TOTAL CURRENT ASSETS	<u>241,542.54</u>	<u>196,319.14</u>	<u>45,223.40</u>
NONCURRENT ASSETS:			
FIXED ASSETS			
FIXED ASSETS (NET)			
Land	456,000.00	456,000.00	0.00
Buildings	147,042.33	147,042.33	0.00
Buildings Improvement Costs	93,700.10	93,700.10	0.00
Furn & Equip - Dwelling	23,469.81	23,469.81	0.00
Capital Improve.(Mio): Law Apts	133,339.08	133,339.08	0.00
Capital Improve. Landscaping	15,031.90	15,031.90	0.00
TOTAL Fixed Assets	<u>868,583.22</u>	<u>868,583.22</u>	<u>0.00</u>
ACCUMULATED DEPRECIATION			
Accum Depreciation	-261,673.99	-261,673.99	0.00
TOTAL Accum Depn	<u>-261,673.99</u>	<u>-261,673.99</u>	<u>0.00</u>
NET FIXED ASSETS	606,909.23	606,909.23	0.00
Deferred Outflows	18,070.00	18,070.00	0.00
Deferred Outflows - OPEB	329.00	329.00	0.00
TOTAL NONCURRENT ASSETS	<u>625,308.23</u>	<u>625,308.23</u>	<u>0.00</u>
TOTAL ASSETS	<u>866,850.77</u>	<u>821,627.37</u>	<u>45,223.40</u>

**Dan Law
Balance Sheet
6/30/22**

	Balance Current Period	Beginning Balance	Net Change
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
A/P Vendors and Contractors	0.53	0.00	0.53
Payables to LHA	2,747.32	0.00	2,747.32
A/P to SLONP	331.22	0.00	331.22
Tenant Security Deposits	4,504.00	4,504.00	0.00
Security Deposit-Pet	300.00	300.00	0.00
Accrued Expenses	11.00	11.00	0.00
Accrued OPEB (GASB)	2,725.00	2,725.00	0.00
Accrued Compensated Absences-Current	853.00	853.00	0.00
Accrued Payroll & Payroll Taxes	322.00	322.00	0.00
Accrued PILOT	-114.84	460.10	-574.94
Tenant Prepaid Rents	525.00	144.00	381.00
TOTAL CURRENT LIABILITIES	12,204.23	9,319.10	2,885.13
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	676.00	676.00	0.00
Deferred Inflows	21,080.00	21,080.00	0.00
Net Pension Liability	67,795.00	67,795.00	0.00
TOTAL NONCURRENT LIABILITIES	89,551.00	89,551.00	0.00
OTHER LIABILITIES			
HUD Capital Grant	581,937.00	581,937.00	0.00
HUD Project Imp Grant	123,008.00	123,008.00	0.00
TOTAL OTHER LIABILITIES	704,945.00	704,945.00	0.00
TOTAL LIABILITIES	806,700.23	803,815.10	2,885.13
EQUITY			
RETAINED EARNINGS:			
Retained Earnings-Unrestricted Net Assets	60,150.54	17,812.27	42,338.27
TOTAL RETAINED EARNINGS:	60,150.54	17,812.27	42,338.27
TOTAL EQUITY	60,150.54	17,812.27	42,338.27

RESOLUTION NO. 22 (2022 SERIES)

**RESOLUTION APPROVING THE AGENCY-WIDE OPERATING BUDGET
FOR THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO
FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2023**

WHEREAS, the Board of Commissioners is required to approve Operating Budgets; and

WHEREAS, the Board of Commissioners, in its review of the budget has determined the following:

- A. The proposed expenditures are necessary in the efficient and economic operation of the Housing Authority for the purposes of serving low-income families; and
- B. The proposed expenditures include a 10% Cost of Living Adjustment (COLA) for Housing Authority employees; and
- C. The financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures; it does not provide for use of Federal funding in excess of that payable under the provisions of these regulations; and that all proposed rental charges and expenditures will be consistent with provision of law.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the City of San Luis Obispo that the Agency-Wide Operating Budget for Fiscal Year Ending 9-30-2023 is hereby approved.

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 29th day of September, 2022.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

RESOLUTION NO. 23 (2022 SERIES)

**RESOLUTION APPROVING OPERATING BUDGET AND
CERTIFICATIONS LISTED ON FORM HUD-52574 ATTACHED
PROJECT CAL 64-A (CAL 64 2,3,4,5,6,7,8,9; CA16-P064-013, -014 & -016)
FISCAL YEAR ENDING SEPTEMBER 30, 2023**

WHEREAS, the U.S. Department of Housing and Urban Development requires that the Board of Commissioners approve any Operating Budgets; and

WHEREAS, the Board of Commissioners, in its review of the budget has determined the following:

A. That proposed expenditures are necessary in the efficient and economic operation of the Housing Authority for the purpose of serving low-income families.

B. That the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures; it does not provide for use of Federal funding in excess of that payable under the provisions of these regulations; and that all proposed rental charges and expenditures will be consistent with provision of law and the Annual Contributions Contract.

WHEREAS, the Financial Management Handbook requires that the Housing Authority of the City of San Luis Obispo certify that it is in compliance with the requirements of 24CFR part 960.209, including any amendments thereto; and

WHEREAS, the Authority is required to certify that no PHA employee reflected in the Operating Budget is serving in a variety of positions which will exceed 100% allocation of their time; and

WHEREAS, the Authority is required to certify that it has taken the appropriate steps to provide a drug-free workplace; and

WHEREAS, the Authority is also required to certify to all additional requirements listed on form HUD-52574 attached.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the City of San Luis Obispo that the Operating Budget for Fiscal Year Ending 9-30-2023, Project CAL 64-A, is hereby approved; and

FURTHERMORE, that it certifies to all the requirements as evidenced by the Chairman's signature on form HUD-52574.

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 29th day of September, 2022.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

HASLO Payment Standards

Housing Choice Vouchers **

Effective 10/1/2022 for New Contracts

Effective 11/1/2022 for Renewing Contracts

NOTE: Payment Standard includes BOTH Rent to Owner and Tenant-Paid Utilities

Rent to Owner + Utility Allowance

0 – Studio	\$ 1,530
1 – Bedroom	\$ 1,715
2 – Bedrooms	\$ 2,260
3 – Bedrooms	\$ 2,850
4 – Bedrooms	\$ 3,460

**** These payment standards are for “regular” housing choice vouchers, not Emergency Housing & Stability Vouchers, which have a separate payment standard, updated and effective October 1, 2022.**

NOTE: The exact amount of utility allowance (UA) will depend on which utilities the tenant pays for directly – gas, electricity, water, sewer and/or trash.

The payment standard (PS) **includes** the utilities paid directly by the tenant. The rent on the tenant’s lease (rent to owner) plus the tenant-paid utilities is the gross rent and is compared to the payment standard when calculating rent & HAP and for determining rent reasonableness.

HUD Final Fiscal year (FY) Fair Market Rents (FMR’s) by Unit Bedrooms *

	<u>Studio</u>	<u>1-Bedroom</u>	<u>2-Bedrooms</u>	<u>3-Bedrooms</u>	<u>4-Bedrooms</u>	
<i>Final FY2023 FMR</i>	\$1,394	\$1,561	\$2,055	\$2,834	\$3,155	<i>(effective 10/1/2022)</i>
<i>Final FY2022 FMR</i>	\$1,308	\$1,436	\$1,890	\$2,685	\$3,047	<i>(effective 10/1/2021)</i>

* The FMRs for unit sizes larger than 4-bds are calculated by adding 15% for each additional bed to the 4-bd FMR.

HASLO Payment Standards

Emergency Housing & Stability Vouchers **

Effective 10/1/2022 for New Contracts

Effective 11/1/2022 for Renewing Contracts

NOTE: EHV & SV Payment Standard includes BOTH Rent to Owner and Tenant-Paid Utilities

Rent to Owner + Utility Allowance

0 – Studio	\$ 1,660
1 – Bedroom	\$ 1,860
2 – Bedrooms	\$ 2,460
3 – Bedrooms	\$ 3,360
4 – Bedrooms	\$ 3,760

**** Restricted to Emergency Housing Vouchers (EHV) and Stability Vouchers (SV)**

NOTE: The exact amount of utility allowance (UA) will depend on which utilities the tenant pays for directly – gas, electricity, water, sewer and/or trash.

The payment standard (PS) **includes** the utilities paid directly by the tenant. The rent on the tenant's lease (rent to owner) plus the tenant-paid utilities is the gross rent and is compared to the payment standard when calculating rent & HAP and for determining rent reasonableness.

HUD Final Fiscal year (FY) Fair Market Rents (FMR's) by Unit Bedrooms *

	<u>Studio</u>	<u>1-Bedroom</u>	<u>2-Bedrooms</u>	<u>3-Bedrooms</u>	<u>4-Bedrooms</u>	
<i>Final FY2023 FMR</i>	\$1,394	\$1,561	\$2,055	\$2,834	\$3,155	<i>(effective 10/1/2022)</i>
<i>Final FY2022 FMR</i>	\$1,308	\$1,436	\$1,890	\$2,685	\$3,047	<i>(effective 10/1/2021)</i>

** The FMRs for unit sizes larger than 4-bds are calculated by adding 15% for each additional bed to the 4-bd FMR.*

RESOLUTION NO. 24 (2022 SERIES)

**RESOLUTION AUTHORIZING A CHANGE IN THE
HOUSING AUTHORITY OF SAN LUIS OBISPO'S
PAYMENT STANDARDS**

WHEREAS, the Board of Commissioners is required to review the Payment Standard Schedule at least annually when HUD publishes the Fair Market Rents (FMR's); and

WHEREAS, a PHA is required to periodically evaluate the payment standards in light of market rents, applicants' ability to find housing with their voucher and an analysis of the rent burden of existing participants; and

WHEREAS, the payment standards for Housing Choice Vouchers (HCV) must be established within a range of 90-110% of Fair Market Rents (FMR's) for San Luis Obispo County; and

WHEREAS, the payment standards for Specialty Vouchers (Emergency Housing Vouchers (EHV)) must be established within a range of 90-120% of Fair Market Rents (FMR's) for San Luis Obispo County; and

WHEREAS, in accordance with PIH Notice 2021-34, Expedited Regulatory Waivers for the Public Housing and Housing Choice Voucher Programs, HUD approved HASLO to continue to apply the waiver to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination; and

WHEREAS, the 2023 Fair Market Rents (FMR's) for 2023 were released by HUD and published as of September 1, 2022 with an effective date of October 1, 2022; and

WHEREAS, HASLO is required to implement the new FMR's and payment standards within 3 months of the effective date if any changes are required to keep the payment standards within the authorized range; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners authorizes the following schedule of payment standards for each voucher program type, for all unit sizes resulting in the payment standard schedule below, effective October 1, 2022 for all new housing contracts and effective November 1, 2022, for all renewing housing contracts and to implement the waiver authorized in PIH Notice 2021-34 as of November 1, 2022:

<u>Unit Size</u>	<u>HCV</u>	<u>EHV</u>
Studio	\$ 1,530	\$ 1,660
One bedroom	\$ 1,715	\$ 1,860
Two bedroom	\$ 2,260	\$ 2,460
Three bedroom	\$ 2,850	\$ 3,360
Four bedroom	\$ 3,460	\$ 3,760

BE IT FURTHER RESOLVED the Board of Commissioners authorizes the updated payment standard schedules.

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 29th day of September, 2022.

JAY C. BECK, CHAIRMAN

SEAL:

ATTESTS:

SCOTT SMITH, SECRETARY

RESOLUTION NO. 25 (2022 SERIES)

BORROWING RESOLUTION

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

TO: San Luis Obispo County Housing Trust Fund

**RE: Cleaver & Clark Commons, 164 13th Street, Grover Beach, California
(the "Property")**

RESOLVED: That the Executive Director, Director of Finance, and/or the Deputy Director of Finance of the Housing Authority of the City of San Luis Obispo, a public body, corporate and politic ("Authority") be and hereby is authorized and empowered for and on behalf of and in the name of this authority, as its corporate act and deed:

1. In its capacity as the Authority, to obtain the Property from the City of Grover Beach, a public body, corporate and politic (the "City") for the sum of \$25,000 pursuant to that certain Disposition and Development Agreement recorded in the Official Records on March 17, 2022 as Instrument No. 2022-12077 and to enter into any documents necessary to obtain the Property from the City.
2. In its capacity as the Authority, to mortgage, encumber, pledge, convey, grant, assign or otherwise transfer all or any part of the Property for the purpose of securing the payment of any of the loan between the San Luis Obispo County Housing Trust Fund ("Lender") and Cleaver & Clark Commons, L.P., a California limited partnership ("Borrower") in the amount not to exceed \$1,000,000 (the "HTF Loan") and to enter into any documents necessary to secure the HTF Loan.

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

AYES:
NOES:
ABSENT:
ABSTAINED:

The foregoing Resolution was duly adopted and passed this 29th day of September, 2022.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

CHAIRMAN'S CERTIFICATE

The undersigned, Chairman of the Authority, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said Authority which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: September 29, 2022

Jay C. Beck, Chairman