

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	ANNUAL MEETING	487 Leff Street
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CALL TO ORDER: Chairman Jay Beck

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

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA (not to exceed 15 minutes total)
The Board welcomes your input. 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.

DISCUSSION ITEMS: Part I

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

RECOMMENDED ACTION: Adopt Resolution No. 1 (2022 Series) Electing Chair and Vice Chair of the Housing Authority of the City of San Luis Obispo.

RECOMMENDED ACTION: Adopt Resolution No. 2 (2022 Series) Authorizing Signers on behalf of the Housing Authority of the City of San Luis Obispo (HASLO) and All Partnerships and Limited Liability Companies where HASLO is the Manager or Managing General Partner

CONSENT AGENDA

A member of the public or a Commissioner may request the Board to pull an item for discussion, clarification, and/or separate action. Pulled items shall be heard at the close of the Consent Agenda unless a majority of the Board chooses another time. The public may comment on any and all items on the Consent Agenda within the three-minute time limit.

All items on the Consent Agenda are adopted by one motion.

RECOMMENDED ACTION: Approve Consent Agenda Items as Presented

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

DISCUSSION ITEMS: Part II

- 2. **UPDATING ADMIN PLAN FOR NIPOMO 40 LP PROJECT-BASED VOUCHERS' PREFERENCES FOR THE WAITING LIST**

RECOMMENDED ACTION: Adopt Resolution No. 3 (2022 Series) Approving Amendments to the Housing Authority of San Luis Obispo's Administrative Plan for Nipomo 40 LP Project-Based Vouchers' Preferences for the Waiting List

- 3. **HASLO UTILITY ALLOWANCE FOR HOUSING CHOICE VOUCHER PROGRAMS**
Staff report is attached.

RECOMMENDED ACTION: Adopt Resolution No. 4 (2022 Series) Approving Utility Allowances for the Housing Choice Voucher Programs.

- 4. **MORRO BAY APARTMENTS**
These resolutions were drafted by our tax credit counsel and are required for closing on this project.

RECOMMENDED ACTIONS:

Adopt Resolution No. 5 (2022 Series) Authorizing Resolutions RE: Actions as Guarantor Regarding the Syndication of Morro Bay Apartments, L.P., A California Limited Partnership

Adopt Resolution No. 6 (2022 Series) Authorizing Resolutions RE: Financing of Morro Bay Apartments

Adopt Resolution No. 7 (2022 Series) Authorizing the Incurrence of a Loan in a Principal Amount not to Exceed \$12,998,900 to Provide Financing for the Construction of a Multifamily Rental Housing Facility known as Morro Bay Apartments, and Authorizing Other Matters Relating Thereto

5. PROJECT HOMEKEY – ROUND 2

HASLO is considering applying for Round 2 of Project Homekey funding. The item is being agendaized in the event we need to move forward on the process.

In the event HASLO applies for funding, the Department of Housing and Community Development (HCD) requires an Authorizing Resolution. This will only be provided to us once we commit to the application process.

RECOMMENDED ACTION:

Adopt Resolution No. 8 (2022 Series) Authorizing Resolution: A Resolution of the Governing Body of the Housing Authority of the City of San Luis Obispo Authorizing Application to Round 2 of the Homekey Program

6. MALWARE REPORT

The attached report is for informational purposes only. No action is required.

CLOSED SESSION

1. Closed session, pursuant to section 54956.95**LIABILITY CLAIMS**

Claimant: Moylan Terrace Homeowners Association
 Agency claimed against: Moylan Terrace, LLC, and J.W. Design & Construction, Inc.
 Briefing update only. No action required.

2. Closed session, pursuant to section 54956.8**CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Property: APN 002-431-007
 Agency Negotiators: Scott Smith, Executive Director
 Ken Litzinger, Director of Finance
 Negotiating Parties: The Housing Authority of the City of San Luis Obispo (HASLO)
 955 Partnership (not present)
 Under Negotiation: The Negotiators' authority regarding the price and terms.
 Briefing update only. No action required.

ADJOURNMENT

The next Regular Meeting will be held on February 17, 2022, at 12:00 p.m. virtually.

REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 8:00 A.M.. ON JANUARY 14, 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.

RESOLUTION NO. 1 (2022 SERIES)

**RESOLUTION ELECTING CHAIR AND VICE CHAIR
OF THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO**

WHEREAS, the Bylaws of the Housing Authority of the City of San Luis Obispo (hereinafter “HASLO”) state that the Chairman (otherwise known as “Chair) and Vice Chairman (otherwise known as “Vice Chair”) shall be elected at the annual meeting of the HASLO Board of Commissioners (hereinafter “Commissioners”) from among the Commissioners, and shall hold office for one year or until their successors are elected and qualified; and

WHEREAS, the Commissioners opened, accepted, and voted on nominations for the positions of Chairman and Vice Chairman;

NOW THEREFORE BE IT RESOLVED THAT, according to the Bylaws of the Housing Authority of San Luis Obispo, let this Resolution assert that _____ is Chair and _____ is Vice Chair until the January 2023 annual meeting according to the Bylaws of the Housing Authority of San Luis Obispo.

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

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAINED:**

The foregoing Resolution was duly adopted and passed this 20th day of January, 2022.

_____, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

RESOLUTION NO. 2 (2022 SERIES)

**RESOLUTION AUTHORIZING SIGNERS ON BEHALF OF THE HOUSING
AUTHORITY OF THE CITY OF SAN LUIS OBISPO (HASLO) AND ALL
PARTNERSHIPS AND LIMITED LIABILITY COMPANIES WHERE HASLO IS
THE MANAGER OR MANAGING GENERAL PARTNER**

WHEREAS, the Housing Authority of the City of San Luis Obispo (HASLO) requires authorized signers on behalf of the Housing Authority and all partnerships and limited liability companies where it is manager or managing partners.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of San Luis Obispo that the Commission Chair and Vice Chair, as designated in Resolution No. 1 of the 2022 Series (attached), are authorized to sign contracts, deeds, funding documents, grants, and other instruments on behalf of the Housing Authority of the City of San Luis Obispo and on behalf of all partnerships and limited liability companies where the Housing Authority is the manager or managing general partner;

BE IT FURTHER RESOLVED that Scott Smith, in his capacity as Executive Director/Secretary of the Housing Authority; Ken Litzinger, in his capacity as Finance Director; and Michelle Pedigo, in her capacity as Deputy Finance Director; are also authorized to sign contracts, deeds, funding documents, grants, and other instruments on behalf of the Housing Authority of the City of San Luis Obispo and on behalf of all partnerships and limited liability companies where the Housing Authority is the manager or managing general partner.

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 20th day of January, 2022.

_____, **CHAIRMAN**

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

DRAFT

MINUTES

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

November 18, 2021

CALL TO ORDER

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, November 18, at 12:01 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, Gillett, Odenthal, Souza, Steinberg
ABSENT: None
STAFF: Scott Smith, Ken Litzinger, Elaine Archer, Sandra Bourbon, Michael Burke, Michelle Pedigo, and Vicky Culman

PUBLIC COMMENT:

None.

EXECUTIVE DIRECTOR'S REPORT:

Scott Smith, Executive Director, stated that HASLO submitted applications two weeks ago for the County's HOME and CDBG funds for Shell Beach Senior, 700 N. Oak Park, and the Anderson. It will take several months to receive the staff recommendations.

HASLO experienced a malware attack during the period when we were attempting to meet a deadline on various financing applications. CIO responded by instituting new software with a company called Breadcrumb Cybersecurity that uses forensic software to find and block malware attacks. The cost to repair the damage came to \$35k. CIO is recommending we continue using Breadcrumb and that we move to the cloud as a way to further reduce our risk. Commissioners agreed that cloud was the best way to go and would like a plan for moving forward. Staff will further research firms and options and report back to the board.

California State has issued a NOFA (Notice of Funding Availability) for Homekey II. We are looking for potential collaborators as well as some sites. Staff and Commissioners discussed the various sites that were being considered.

HASLO's holiday celebration scheduled for December 9th has been cancelled because it was to be held indoors and we do not want to expose employees to unnecessary Covid-19 risk.

CONSENT AGENDA:

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF OCTOBER 21, 2021.**
- C2. HASLO MONTHLY DISBURSEMENT REGISTER (available for review at the meeting)**
- C3. HOUSING CHOICE VOUCHER (SECTION 8)**
- C4. PROPERTY MANAGEMENT REPORTS**
- C5. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**
- C6. CONSTRUCTION & DEVELOPMENT REPORT**

Commissioner Crotser requested a correction to the minutes to say “October” in the first paragraph rather than “September.” He also appreciated Resident Services initiative in preparing a meal to share with the veterans who reside at 860 on the Wye.

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

Chair Beck congratulated staff on leasing up all the Welcome Home Program (WHP) vouchers. Staff explained that those participants who received a WHP voucher, but could not lease up in time, had their vouchers rescinded. HUD may issue additional vouchers.

DISCUSSION ITEMS:

1. THE APARTMENTS AT TOSCANO

These resolutions for action routinely accompany every tax credit project. Construction will start mid-December.

ACTION TAKEN: A motion to adopt **Resolution 18 (2021 Series) Authorizing Leasing of Land and Guarantying the Financing of the Apartments at Toscano, L.P.**, was made by Commissioner **Beck**, seconded by Commissioner **Crotser**, and unanimously approved on the following roll call vote:

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

ACTION TAKEN: A motion to adopt **Resolution 19 (2021 Series) Authorizing Resolutions for the Apartments at Toscano, L.P.** was made by Commissioner **Beck**, seconded by Commissioner **Crotser**, and unanimously approved on the following roll call vote:

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

2. MORRO BAY APARTMENTS

Smith shared a map of the area around the Morro Bay Apartments showing where services are located. The parking area will be built over the most sensitive artifact area to avoid disturbing the space. The offers from the equity investors were not as high as desired, so we have to defer more of the developer fee. Because staff is still working with both prospective investors to fine tune their offers, staff requests a change to the resolution to name both equity investors allowing either one of them to be chosen. Construction is out to bid. We will know more later in December. Ken Litzinger, Director of Finance, explained that we have to close on this property in early February, and the decisions regarding investors and lender have to be reached now to start the complicated due diligence process.

ACTION TAKEN: A motion to adopt **Resolution No. 20 (2021 Series) Consenting to Selection of General Lender and Equity Investor for Morro Bay Apartments**, with the change of adding both prospective equity investors to the resolution allowing staff to choose the best option, was made by Commissioner **Crotser**, seconded by Commissioner **Gillett**, and unanimously approved on the following roll call vote:

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

12:58 P.M. Commissioner Gillett now absent.

3. HASLO TO CONTINUE VIRTUAL MEETINGS AND ELECTRONIC SIGNATURES

ACTION TAKEN: A motion to adopt **Resolution No. 21 (2021 Series) Authorizing Teleconference (Virtual) Meetings of the Board of Commissioners of the Housing Authority of San Luis Obispo (HASLO) Pursuant to Assembly Bill 361 (California Government Code Section 54953) and the Use of Electronic Signatures for Business Conducted by HASLO**, was made by Commissioner **Beck**, seconded by Commissioner **Souza**, and unanimously approved on the following roll call vote:

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

1:00 P.M. Chair Beck announced we were going into closed session.

1:00 P.M. Sandra Bourbon now absent.

CLOSED SESSION:

1. Closed session, pursuant to section 54956.95

LIABILITY CLAIMS

Claimant: Moylan Terrace Homeowners Association

Agency claimed against: Moylan Terrace, LLC, and J.W. Design & Construction, Inc.

Briefing update only. No action required.

1:16 P.M. Commissioner Gillett now present. His vote for Resolution 21 was confirmed.

2. Closed session, pursuant to section 54956.8

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APN 002-431-007

Agency Negotiators: Scott Smith, Executive Director
Ken Litzinger, Director of Finance

Negotiating Parties: The Housing Authority of the City of San Luis Obispo (HASLO)
955 Partnership (not present)

Under Negotiation: Update: The Negotiators' authority regarding the price and terms.

Briefing update only. No action required.

1:21 P.M. Chair Beck announced that the closed session had ended, and we were back in regular session.

The order of the closed session was switched. There were no actions to report from the closed session.

There being no further business, the meeting was adjourned at 1:21 p.m.

Respectfully submitted,

Scott Smith, Secretary

Executive Summary

Housing Choice Vouchers (“Section 8”)

- Waiting List Lease-up Activity:
 - Housing Choice Voucher
 - 156 EHV participants have been successfully housed out of a total of 156 vouchers awarded.
 - All EHV applicants remaining from the group intakes have been transitioned to the Wait List, based on voucher issuance date.
 - HUD has created their own dashboard for monitoring vouchers issued across the country. While HUD had delays in their ability to accept voucher issuances due to some programming challenges, we are doing better than many other housing authorities.
 - Statistics for the % success rate for the regular waiting list, by year, is:

Year	Lottery Size	Leased-up	% Leased	Rent-in-Place % of Leased-up	% non-white of leased-up	% Hispanic of leased-up
2015	500	133	26%	did not track	30%	29%
2017	250	97	38%	28%	33%	39%
2018	500	203	40%	30%	25%	28%
2018-Fall	250	81	32%	unknown	20%	30%
2020	250	110	44%	17%	24%	34%
				<i>County statistics</i>	<i>11%</i>	<i>23%</i>

- The above chart has been adjusted to track % Non-White leased up, versus % white of leased up.
- Approximately 35% of selected waiting list applicants are Hispanic, which is consistent with the percentage of Hispanic families leasing up with their vouchers.
- Mainstream Voucher Activity
 - Due to the large success of the Welcome Home Program, we are redirecting those who are eligible for Mainstream Vouchers to maximize the utilization of available vouchers.
 - We are beginning to monitor the number of referrals we get. Once we reach 70 referrals, we will be reaching out to partnering agencies to prioritize what referrals will come to us for the Wait List.
- VASH Voucher Activity
 - This month, 2 new program participants have leased up with the VASH program.
 - VA Case Management is undergoing staffing transitions with 3 new social workers being hired. We anticipate an increase in referrals with additional staffing.

- 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
12/31/2021

	HUD Ctrct		# of Leased Participants, by voucher size						avg HAP	avg HAP	%
	Maximum # Units	TOTAL Leased	Studio	1 bd	2 bd	3 bd	4 bd	5 bd	Curr Mo	pre-COVID	chg
HCV & TPV	1,702	1,663	7	1,030	391	196	37	2	\$964	\$814	18.5%
RAD / PBV	175	167	10	15	56	56	28	2	\$905	\$713	26.9%
PBV	328	319	24	106	87	90	12		\$844	\$760	11.1%
	2,205	2,149									
VASH	201	163	3	132	17	9	2		\$791	\$684	15.7%
PBV-VASH	25	25		23	2				\$742	\$726	2.1%
Welcome Home	156	156		73	48	29	6		\$1,268		
FUP	38	34		5	18	10	1		\$1,375	\$1,182	16.3%
Mainstream	153	134	5	105	21	2	1		\$933	\$320	191.4%
	573	512									
	2,778	2,661	49	1,489	640	392	87	4	\$955	\$796	20.0%
<i>distribution by voucher size</i>			2%	56%	24%	15%	3%	0.2%			

- Net Voucher Activity Analysis:
 - The following is a break-down by Voucher Program with new voucher issuance and EOP's (end of participation).
 - There was a spike in Mainstream new voucher issuance due to maximizing funding available for qualifying populations from the Welcome Home Program transfers.

50058 Analytics
 Voucher Analysis - 2021

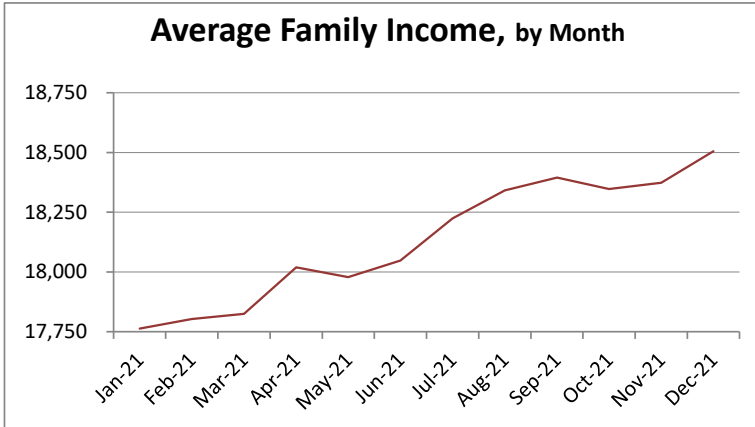
	HCV		PBV		VASH		FUP/FYI		Mainstream		Welcome Home	
	new	EOP	new	EOP	new	EOP	new	EOP	new	EOP	new	EOP
January	12	-13	2	-4	4	-2	1	0	7	0		
February	13	-11	8	-5	3	-1	3	0	11	-4		
March	6	-14	4	-2	1	1	0	0	5	0		
April	4	-9	4	-8	0	-3	0	0	11	0		
May	2	-8	1	-2	3	-3	0	0	1	0		
June	1	-15	1	-4	0	-2	0	0	4	0		
July	5	-1	2	-1	3	-4	0	-1	2	-1	22	0
August	2	-12	2	-1	2	-1	0	0	0	0	40	0
September	1	-11	19	-2	3	-1	0	0	1	0	50	-1
October	2	-10	13	-3	1	0	3	0	2	0	31	0
November	7	-7	7	-2	1	-2	0	0	5	-1	13	0
December	3	-5	7	-1	2	0	0	-2	4	-1	4	0
YTD Totals	58	-116	70	-35	23	-18	7	-3	53	-7	160	-1

HASLO

Voucher Monthly Analysis (VMA)

Rolling 12 months

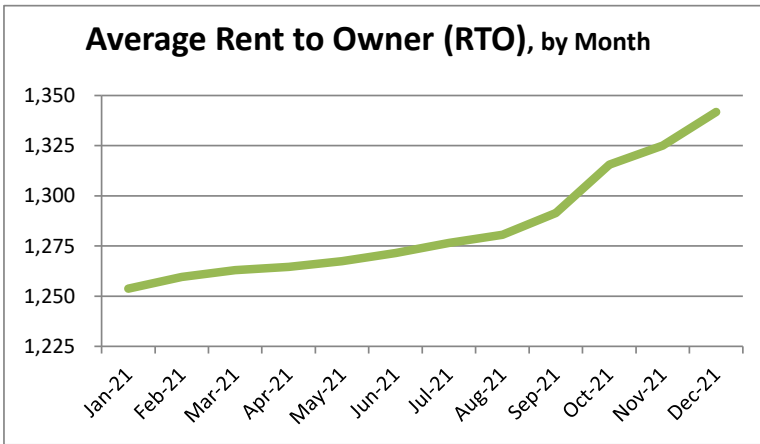
Note: includes new Welcome Home Vouchers



Average HH Income, 12 month % change: 4.2%

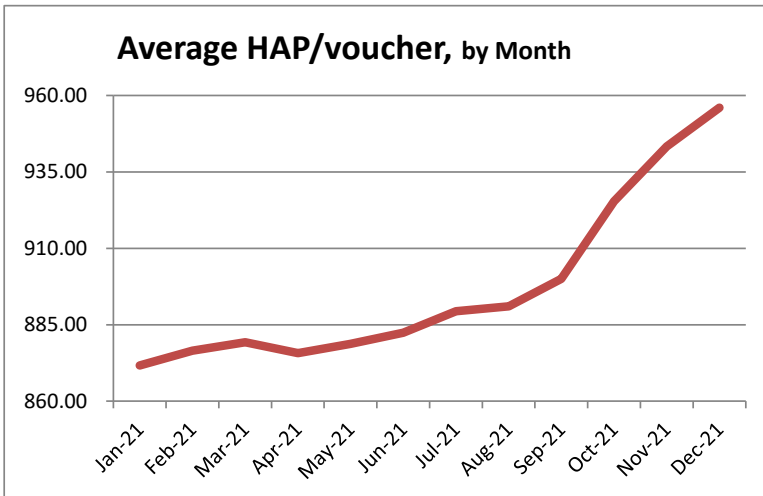
AMI March 2020, pre pandemic 17,451
 AMI, current 18,505
 relative AMI comparison: 106.0%

(average, for EHV vouchers: 16,043)



RTO, 12 month % change: 7.0%

FMR Increase, as of 10/1/2021 (Fair Market Rents) 13.4%



Average HAP, 12 month % change: 9.7%

of HH members assisted, beg of year: **4,586**
 # of HH members assisted, end of 12 months: **4,920**
 % change: 7%

Housing Authority of San Luis Obispo
Housing Choice Voucher Lease up and Funding Analysis
January 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 45 Family Unification vouchers for a total of 2,476 available vouchers. In addition, HASLO administers 153 Mainstream and 156 Emergency Housing vouchers that HUD considers as separate stand-alone programs for tracking and funding purposes.

The number of “Regular” Housing Choice Voucher participants assisted has started to increase over prior months. We do anticipate that the lease up of our Emergency Housing Vouchers may have impacted the success rate of regular voucher holders who were looking for housing. Now, that the EHV's are fully utilized we are expecting the Regular HCV's leasing numbers to increase.

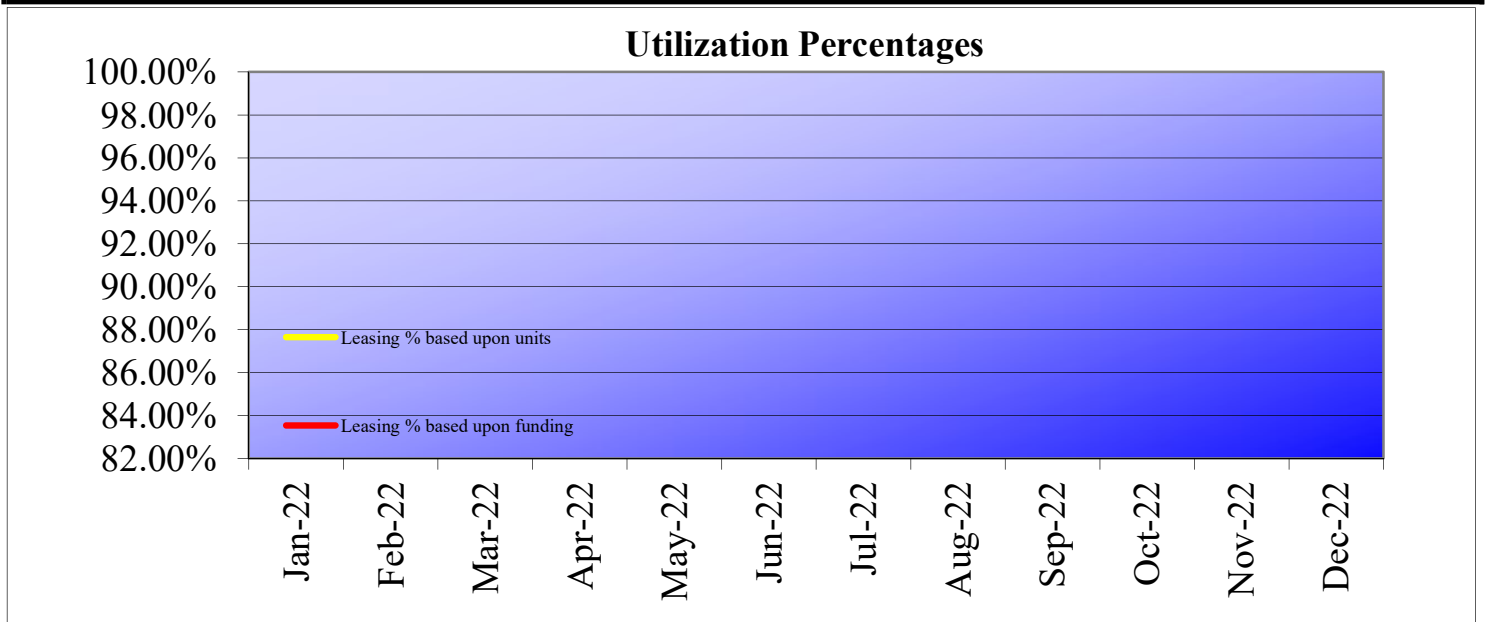
The Mainstream voucher program continues to have strong leasing numbers, and we are assisting 138 participants. All of the 156 Emergency Housing vouchers remain fully leased up.

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. HAP funding for 2022 has not yet been determined. We have been told by HUD to expect a 13.4% inflation factor increase from 2021 funding.

Reserves remain strong at around \$1.3 million, which allow us to maintain a high lease up through the remainder of the year.

Housing Authority San Luis Obispo
HCV Leasing Financial Analysis
January 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	2,418	97.66%	\$ 2,446,446	\$ 2,145,052	\$ 301,394	87.68%	\$ 887
February 2022								
March 2022								
April 2022								
May 2022								
June 2022								
July 2022								
August 2022								
September 2022								
October 2022								
November 2022								
December 2022								
YTD	2,476	2,418	97.66%	\$ 2,446,446	\$ 2,145,052	\$ 301,394	87.68%	\$ 887



NRA + Prog Reserve Balance (Excess HAP) as of 1/1/2022	\$ 1,030,563	YTD Voucher	YTD	
HAP Funding YTD:	\$ 2,446,446	Months	Vouchers	
HAP Expenditures YTD:	\$ 2,145,052	Available	Leased	
HAP Revenue (Fraud, FSS Forfeits) YTD:	\$ -	Regular Vouchers	2,205	2,168 98.3%
Current Remaining NRA / Prog Reserve:	\$ 1,331,957	Veterans (VASH)	226	190 84.1%
Months in Reserves at Current Monthly Expense Levels		Family Unification	45	34 75.6%
Reserves as a Percentage of Budget Authority	4.5%	Total Vouchers	2,476	2,392 96.6%
Current Monthly Funding (a)	\$ 2,446,446			
Current Average HAP Payment (b)	\$ 887	Mainstream	153	138 90.2%
# of Units the Current Monthly Funding Would Support (a)/(b)	2,758	Emergency Housing	156	156 100.0%
# of Units Currently Leased	2,418			
Excess Units Leased, Current Month	(340)			
Current Year-to-Date Funding (a)	\$ 2,446,446			
Current Year-to-Date Average HAP Payment (b)	\$ 887			
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	2,758			
# of Unit-Mos Leased Year-to-Date	2,418			
Excess Unit-Mos Leased, Year-to-Date	(340)			

Executive Summary

Property & Asset Management

- Key Priorities for the Property Management team continue to be:
 - COVID-19 Related Activities:
 - ✓ All community rooms have been opened since October 2021 in accordance with Tax Credit recommendations, but we continue to be cautious and require wearing of masks and limits on the # of people that are in the community room at any point in time
 - Vacancies
 - ✓ We have filled a number of the vacancies this month
 - ✓ We continue to meet with section 8 to review the waiting list processes for PBV-assisted units. Section 8 will be re-evaluating the staffing/procedures for PBV waiting lists to ensure great coordination for filling vacant PBV-assisted units
 - Maintenance
 - ✓ We are working on a number of projects across the portfolio
 - RAD
 - ✓ The final punch list items are being addressed
 - Anderson
 - ✓ We will set up regular monthly meetings again in January
 - ✓ The waiting list for Willow Walk (Nipomo 40 LP tax credit property) will offer a preference for elderly Anderson tenants
 - Supportive Housing Program
 - ✓ We have established weekly meetings with each case manager to review their client workloads and progress with their clients.
 - Paso Home Key
 - ✓ The property appears to be more stable and tenants are seeking employment and taking advantage of services being offered to them
 - ✓ We are searching for a new Property Supervisor and have an offer in progress
 - ✓ The next major project will be to start the renovation with the various grant funds that have been approved to make the units HQS-compliant (addition of a kitchen sink) and appliances as well as other renovations to the property



January 12, 2022

To: HASLO Board of Commissioners
 From: Sandra Bourbon, Director of Resident Services
 Re: December 2021

FSS:

Continued outreach, case management and annual assessments. The below chart is as of 12-31-2021.

	Sandra	Traci	TOTAL
Active	36	32	68
New contracts added this month	0	3	3
Graduates this grant period	5	5	10
Terminated for Non-Compliance / Contract Expired / Voluntary Withdrawal within this grant period	0	4	4
Active participants who have ported out this grant period	0	0	0
Increase in Earned Income this month	488,114	176,937	665,051
Increase in Tenant Payment (TTP) this month	11,797	3,484	15,281
Total Escrow Accounts	30	17	47
New Escrow Accounts this grant period	4	5	9
Percentage of participants with an Escrow Account this month	83.33%	53.13%	69.12%
Total Escrow Account balance	194,603.76	108,813.59	303,417.35
Total interim withdrawals paid within this grant period	0	0	0
Total of Escrow Account funds paid out to FSS Graduates for this grant period	23,578.44	66,810.23	90,388.67


***FSS graduates:** 01/31/2021 (sb) \$11,327.67, 04/30/2021 (sb) \$12,250.77, 05/31/2021 (tw) \$13,367.80, 7/1/21 (tw) \$6,620.80, 08/31/2021 (tw) \$27,796.42, 08/31/2021 (tw) \$7,735.55, 10/31/2021 (tw) \$11,284 11/30/2021 (sb) \$9,471.26, 11/30/2021 (sb) \$6,856.90, 11/30/2021 (sb) \$6,063.70

***FSS terminations:** 2/28/2021 (tw) \$0 forfeited voucher/contract not complete. 04/30/2021 (tw) \$0 contract expired. 05/31/2021 (tw) forfeited \$12.04 contract not complete. 07/26/2021 forfeited voucher, no escrow (tw)

***2021 FSS NOFO** was awarded and fully funded

SERVICES:

Veterans Helping Veterans was very generous with a donation of \$100 Vons gift card for our 860 in the Wye residents. Cal Poly's Center for Service in Action donated gifts to our resident children and we distributed to approximately 150 children. Resident Services continues to be in person at Atascadero Senior Housing, Hidden Creek and 860 on the Wye. South Hills Crossing, Iron Works, SLO Villages, Halcyon and Courtyard at the Meadows are still virtual as we continue to recruit staff.

Development Update			
Date of Update	1/12/2022		
DEVELOPMENT			
	PROJECT	ACTION	NOTES/GOALS
	Anderson Hotel	Feasibility	Material testing and geotechnical investigation ongoing Smith Structural Group and Buehler Engineering have produced a draft report with a PML of 6-13% Lead and asbestos reports received for interior spaces Phase 1 ESA in process, evaluating the potential of a fuel tank under the basement Opinion of Probable Cost has been received, proforma allows for 22 million in hard costs to be spent
	Project HomeKey	Delivery	Design/build or Design/assist, shortened feasibility period does not allow for traditional design-bid-build
	Cleaver Site, Grover	Construction	Next phase of work to be completed by 6/2022, includes kitchens, office expansion and shelter improvements
		Strategy	Partnership with PSHHC for 53 units of affordable housing
		Entitlements	Fully Entitled, City Council approved the project on 12/13/2021
		Acquisition	HASLO has acquired the first of two parcels. Cleaver Park acquisition requires Disposition and Development Agreement, which is being developed
		Financing	March 2022 Tax Credit Application
	1422 & 1480 Monterey	Acquisition	Escrow closed on 1/11/2021
		Strategy	Partnership with Jim Rendler, 100+ units of mixed-use housing. JB Enterprises to management the commercial tenants
		Entitlements	Project submitted for Completeness review on 1/10/2022
	RAD Conversion	Construction	Project is complete
		Financing	Third capital contribution received. Working on financial close out
	Toscano Site	Site control	Deeded to HASLO
		Construction	Project broke ground on 1/10. Being managed by Hosanna Wendt, HASLO's new PM
	Office	Entitlements	Received Planning Commission approval on 6/10/20
		Design Development	Working with RRM on spatial planning, aiming to be construction in fall of 2022
	Nipomo Senior 40	Construction	Anticipated completion is end of March 2022 Through a staff poll, the project has been renamed to Willow Walk Senior Apartments
	2655 Shell Beach Road	Acquisition	Escrow closed on 12/23/2020
		Strategy	20+ units of senior housing, co-developing with Pacific Development Group
		Entitlements	Fully approved
		Financing	Received County draft funding recommendations in the amounts of \$249,000 HOME, \$345,000 HOME-ARP and \$250,987 Title 29. It is likely this project will be really competitive this March
	405 Atascadero Road	Entitlements	Project is approved Working with Tribes to determine appropriate mitigation measures
		Financing	Award confirmed. Finance to close in Q1 of 2022
		Construction	Abbott Reed was selected as the GC. Construction scheduled to start 2/7/2022
	736 Orcutt Road	Strategy	40+ units of special needs housing, built around the old house
		Entitlements	Project has been deemed incomplete, obtaining City request reports
		Financing	TCAC application planned for 2023
	2690 Victoria	Strategy	30+ units of large family mixed use housing on the former maintenance yard site
		Entitlements	This project is being evaluated internally.
		Financing	TBD

700 N. Oak Park			
	Strategy	63 units of large family mixed use housing	
	Site acquisition	Closed escrow on June 4th.	
	Entitlements	Fully approved, except trash enclosures...	
	Financing	TCAC large family application July 2022	
279 Bridge Street			
	Strategy	94 units of large family/senior mixed use housing	
	Site acquisition	HASLO closed escrow on the site	
	Entitlements	Received Planning Commission approval and no appeals	
	Financing	Phased TCAC applications	
Iron Works Mixed-Use			
	Construction	Complete	
	Lease Up	Comet Realty has fully leased up the residential units	
Empire Apartments			
	Strategy	Renovate the existing 13 units and add 19 units	
	Entitlements	Approved at Planning Commission on 7/20/2021	
Macadero Apartments			
	Strategy	Renovate the existing 19 units and add 6 units	
	Entitlements	Unanimously approved at Planning Commission on 9/7/2021	



The Apartments at Toscano



Willow Walk Senior Apartments

RESOLUTION NO. 3 (2022 SERIES)

RESOLUTION APPROVING AMENDMENTS TO THE HOUSING AUTHORITY OF SAN LUIS OBISPO'S ADMINISTRATIVE PLAN FOR NIPOMO 40 LP PROJECT-BASED VOUCHERS' PREFERENCES FOR THE WAITING LIST

WHEREAS, the Housing Authority of San Luis Obispo (hereinafter "HASLO") has an Administrative Plan applicable to the Housing Choice Voucher Program; and

WHEREAS, HASLO has awarded Nipomo 40, Limited Partnership, forty (40) Project-Based Vouchers (PBV); and

WHEREAS, HASLO has agreed to maintain a separate waiting list for the Nipomo 40 PBV units; and

WHEREAS, the regulations permit the Housing Authority to establish preferences in the management of the waiting list; and

WHEREAS, the Project Based Rental Assistance contract for the Anderson Hotel tenants is expiring; and the purchase, renovation and relocation plans are still under development; there are a limited number of one-bedroom opportunities in the community for these elderly tenants to relocate to; and the completion of Nipomo 40 LP is an opportunity for the Anderson tenants to relocate to secure, stable and affordable housing; and

WHEREAS, this is the first affordable senior community to be built in the town of Nipomo; and HASLO wants to give the local seniors an opportunity for affordable housing in their own community; and

WHEREAS, California State Law requires that veterans be given a preference in housing applications; and

WHEREAS, in accordance with the regulations and the Admin Plan, HASLO establishes a local preference for applicants that live or work in San Luis Obispo County.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners approves the following weighted preferences for the 40 Project-Based Vouchers applications submitted to the Project-Based Voucher waiting list, as an amendment to HASLO's Administrative Plan:

Weight	Preference
8 points	Anderson Hotel Apartments Tenant
4 points	Nipomo Resident (zip code 93444)
2 points	SLO County – live or work
1 point	Veteran

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 20th day of January, 2022.

_____, **CHAIRMAN**

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

EXHIBIT A

Housing Choice Voucher Utility Allowance Schedule Effective April 1st, 2022

Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S Department of Housing and Urban
Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA	Unit Type	Date (mm/dd/yyyy)
HASLO	ALL building types-t24 is built into schedule	04/01/2022

Utility or Service	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
Elect-All-NCTy	86	121	206	252	331	440	0	0	0	0
Elect-All-NCTy-t24	73	103	175	214	281	374	0	0	0	0
Elect-All-SCTy	72	101	172	210	276	367	0	0	0	0
Elect-All-SCTy-T24	61	86	146	179	235	312	0	0	0	0
Elect-Cook-NCTy	12	15	25	36	49	67	0	0	0	0
Elect-Cook-NCTy-T24	10	13	21	31	42	57	0	0	0	0
Elect-Cook-SCTy	10	13	21	30	41	56	0	0	0	0
Elect-Cook-SCTy-T24	9	11	18	26	35	48	0	0	0	0
Elect-Heat-NCTy	24	30	55	70	96	130	0	0	0	0
Elect-Heat-NCTy-T24	20	26	47	60	82	111	0	0	0	0
Elect-Heat-SCTy	20	25	46	58	80	108	0	0	0	0
Elect-Heat-SCTy-T24	17	21	39	49	68	92	0	0	0	0
Elect-Other-NCTy	12	16	28	34	46	61	0	0	0	0
Elect-Other-NCTy-T24	10	14	24	29	39	52	0	0	0	0
Elect-Other-SCTy	10	13	23	28	38	51	0	0	0	0
Elect-Other-SCTy-T24	9	11	20	24	32	43	0	0	0	0
Elect-Water-NCTy	32	44	76	96	127	168	0	0	0	0
Elect-Water-NCTy-T24	27	37	65	82	108	143	0	0	0	0
Elect-Water-SCTy	27	37	64	80	106	140	0	0	0	0
Elect-Water-SCTy-T24	23	31	54	68	90	119	0	0	0	0
Gas-All-NCTy	48	65	85	101	119	143	0	0	0	0
Gas-All-NCTy-T24	41	55	72	86	101	122	0	0	0	0
Gas-All-SCTy	40	54	71	84	99	119	0	0	0	0
Gas-All-SCTy-T24	34	46	60	71	84	101	0	0	0	0
Gas-Cook-NCTy	4	7	12	14	16	20	0	0	0	0
Gas-Cook-NCTy-T24	3	6	10	12	14	17	0	0	0	0
Gas-Cook-SCTy	3	6	10	12	14	17	0	0	0	0
Gas-Cook-SCTy-T24	3	5	9	10	12	14	0	0	0	0
Gas-Heat-NCTy	32	40	50	59	70	82	0	0	0	0
Gas-Heat-NCTy-T24	27	34	43	50	60	70	0	0	0	0
Gas-Heat-SCTy	27	33	42	49	58	68	0	0	0	0
Gas-Heat-SCTy-T24	23	28	36	42	49	58	0	0	0	0
Gas-Water-NCTy	9	14	21	25	31	37	0	0	0	0
Gas-Water-NCTy-T24	8	12	18	21	26	31	0	0	0	0
Gas-Water-SCTy	7	12	17	21	26	31	0	0	0	0

Previous versions
are obsolete.

NCTy: Atascadero, Paso Robles, San Miguel, Santa Margarita, Shandon, & Templeton.
SCTy: Arroyo Grande, Avila Beach, Cambria, Cayucos, Grover Beach, Los Osos, Morro Bay,
 Nipomo, Oceano, Pismo Beach, Shell Beach, & San Luis Obispo.

Gas-Water-SCTy-T24	6	10	14	18	22	26	0	0	0	0
Propane-Cook	20	24	30	35	41	47	0	0	0	0
Propane-Heat	130	153	172	191	210	229	0	0	0	0
Propane-Water	50	59	83	104	120	132	0	0	0	0
Sewer-Arroyo Grande	29	29	32	34	36	39	0	0	0	0
Sewer-Avila Beach	40	50	70	105	138	172	0	0	0	0
Sewer-Cambria	35	38	45	53	63	72	0	0	0	0
Sewer-Cayucos	89	89	89	89	89	93	0	0	0	0
Sewer-Grover Beach	41	41	41	41	41	41	0	0	0	0
Sewer-Morro Bay-Apts	80	80	80	80	80	80	0	0	0	0
Sewer-Morro Bay-SFR	100	100	100	100	100	100	0	0	0	0
Sewer-Nipomo-Apts	41	41	41	41	41	41	0	0	0	0
Sewer-Nipomo-SFR	48	48	48	48	48	48	0	0	0	0
Sewer-Oceano	10	10	10	10	10	10	0	0	0	0
Sewer-Paso Robles	22	30	45	67	90	113	0	0	0	0
Sewer-Pismo/Shell Beach-Apts	22	22	22	22	22	22	0	0	0	0
Sewer-Pismo/Shell Beach-SFR	34	34	34	34	34	34	0	0	0	0
Sewer-San Miguel-Apts	62	62	62	62	62	62	0	0	0	0
Sewer-San Miguel-SFR	97	97	97	97	97	97	0	0	0	0
Sewer-SLO	39	46	60	81	105	125	0	0	0	0
Sewer-Templeton	70	70	70	70	70	70	0	0	0	0
Solar - All Cities	1	1	1	1	1	0	0	0	0	0
Tenant Provided Range	11	11	11	11	11	11	0	0	0	0
Tenant Provided Refrigerator	12	12	12	12	12	12	0	0	0	0
Trash-Arroyo Grande	18	18	18	23	23	23	0	0	0	0
Trash-Atascadero	28	28	28	43	43	43	0	0	0	0
Trash-Avila Beach	19	19	19	32	32	32	0	0	0	0
Trash-Cambria	24	24	24	49	49	49	0	0	0	0
Trash-Cayucos	19	19	19	23	23	23	0	0	0	0
Trash-Creston	38	38	38	55	55	55	0	0	0	0
Trash-Grover Beach	17	17	17	23	23	23	0	0	0	0
Trash-Los Osos	17	17	23	37	37	37	0	0	0	0
Trash-Morro Bay	12	21	21	40	40	40	0	0	0	0
Trash-Nipomo	19	19	19	27	27	27	0	0	0	0
Trash-Oceano	14	14	14	20	20	20	0	0	0	0
Trash-Paso Robles	35	35	35	50	50	50	0	0	0	0
Trash-Pismo/Shell Beach	16	16	16	32	32	32	0	0	0	0
Trash-San Miguel	27	27	27	42	42	42	0	0	0	0
Trash-Santa Margarita	35	35	35	53	53	53	0	0	0	0
Trash-Shandon	37	37	37	53	53	53	0	0	0	0
Trash-SLO	11	16	16	32	32	32	0	0	0	0
Trash-Templeton	30	30	30	43	43	43	0	0	0	0
Water-Arroyo Grande	49	53	61	74	88	101	0	0	0	0
Water-Atascadero	35	35	42	49	56	67	0	0	0	0
Water-Avila Beach	47	50	60	91	120	145	0	0	0	0
Water-Cambria	60	73	100	149	197	253	0	0	0	0
Water-Cayucos	74	74	92	110	128	158	0	0	0	0

Water-Grover Beach	25	28	36	54	75	100	0	0	0	0
Water-Los Osos	52	60	77	105	137	173	0	0	0	0
Water-Morro Bay	58	66	81	99	129	158	0	0	0	0
Water-Nipomo	47	53	67	87	105	128	0	0	0	0
Water-Oceano	32	36	42	50	75	94	0	0	0	0
Water-Paso Robles	28	34	47	66	85	107	0	0	0	0
Water-Pismo/Shell Beach	13	18	27	40	53	71	0	0	0	0
Water-San Miguel	48	48	52	66	82	104	0	0	0	0
Water-Santa Margarita	60	64	71	84	96	115	0	0	0	0
Water-Shandon	35	36	39	52	65	79	0	0	0	0
Water-SLO	37	42	55	74	95	133	0	0	0	0
Water-Templeton	31	32	35	38	45	56	0	0	0	0

Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.	Utility/Service/Appliance	Allowance
	Heating	
Head of Household Name	Cooking	
	Other Electric	
	Air Conditioning	
Unit Address	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Other	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	

Current Year versus Prior Year Comparison

Housing Choice Voucher Utility Allowance Schedule

PART A

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING CHOICE VOUCHER ALLOWANCES FOR
TENANT FURNISHED UTILITIES AND OTHER SERVICES

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

Table with columns: UTILITY OR SERVICE, Studio (PY, CY), 1-bdrm (PY, CY), 2-bdrm (PY, CY), 3-bdrm (PY, CY), 4-bdrm (PY, CY), 5-bdrm (PY, CY). Rows include categories like GAS, ELECTRICITY, WATER, SEWER, and GARBAGE COLLECTION for various locations.

If it is not the policy of the owner to provide a range and/or refrigerator and the appliance is provided by the tenant, an appropriate amount shall be included in the tenant's "Allowance for Utilities" as follows:

RANGE: \$ 11
REFRIGERATOR: \$ 12

MOBILE HOME SPACE RENT SUBSIDY:

Use 80 % of the above utility allowance for Gas, Electric, and Water if water is tenant's responsibility.
Use full amount for Garbage if it is the tenant's responsibility.
Sewer will usually be part of space rent; if not use full amount for sewer.

PART B

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SECTION 8 EXISTING HOUSING ALLOWANCES FOR
TENANT FURNISHED UTILITIES AND OTHER SERVICES**

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

UTILITY OR SERVICE	Studio			1-bdrm			2-bdrm			3-bdrm			4-bdrm			5-bdrm		
	PY	CY		PY	CY		PY	CY		PY	CY		PY	CY		PY	CY	
GAS - Cooking, Space Heating and Water Heating N County Title 24 Compliant N County - Title 24	34	40	15%	46	54	15%	60	71	15%	71	84	15%	84	99	15%	101	119	15%
	41	48	15%	55	65	15%	72	85	15%	85	101	16%	101	119	15%	121	143	15%
	29	34	15%	39	46	15%	51	60	15%	60	71	15%	71	84	15%	86	101	15%
	35	41	15%	47	55	15%	61	72	15%	72	86	16%	86	101	15%	103	122	15%
GAS - Space Heating & Water Heating N County Title 24 Compliant N County - Title 24	29	34	15%	38	45	16%	50	59	15%	59	70	16%	71	84	15%	84	99	15%
	35	41	15%	46	54	15%	60	71	15%	71	84	15%	85	101	16%	101	119	15%
	25	29	15%	32	38	16%	43	50	15%	50	60	16%	60	71	15%	71	84	15%
	30	35	15%	39	46	15%	51	60	15%	60	71	15%	72	86	16%	86	101	15%
GAS - Space Heating & Cooking N County Title 24 Compliant N County - Title 24	26	30	13%	33	39	15%	44	52	15%	52	61	15%	61	72	15%	72	85	15%
	31	36	14%	40	47	15%	53	62	15%	62	73	15%	73	86	15%	86	102	16%
	22	26	13%	28	33	15%	37	44	15%	44	52	15%	52	61	15%	61	72	15%
	26	31	14%	34	40	15%	45	53	15%	53	62	15%	62	73	15%	73	87	16%
GAS - Space Heating N County Title 24 Compliant N County - Title 24	23	27	15%	28	33	15%	36	42	14%	42	49	14%	50	58	14%	58	68	15%
	28	32	13%	34	40	15%	43	50	14%	50	59	15%	60	70	14%	70	82	15%
	20	23	15%	24	28	15%	31	36	14%	36	42	14%	43	49	14%	49	58	15%
	24	27	13%	29	34	15%	37	43	14%	43	50	15%	51	60	14%	60	70	15%
ELECTRIC - Lighting, Refrigeration, and small appliances N County Title 24 Compliant N County - Title 24	8	10	20%	11	13	15%	20	23	13%	25	28	11%	33	38	13%	46	51	10%
	10	12	17%	13	16	19%	24	28	14%	30	34	12%	40	46	13%	55	61	10%
	7	9	20%	9	11	15%	17	20	13%	21	24	11%	28	32	13%	39	43	10%
	9	10	17%	11	14	19%	20	24	14%	26	29	12%	34	39	13%	47	52	10%
ELECTRIC - Cooking, lighting, refrigeration & sm. Appliances N County Title 24 Compliant N County - Title 24	17	20	15%	23	26	12%	39	44	11%	52	58	10%	71	79	10%	97	107	9%
	20	24	17%	28	31	10%	47	53	11%	62	70	11%	85	95	11%	116	128	9%
	14	17	15%	20	22	12%	33	37	11%	44	49	10%	60	67	10%	82	91	9%
	17	20	17%	24	26	10%	40	45	11%	53	60	11%	72	81	11%	99	109	9%
ELECTRIC - Lighting, water heating, refrigeration & sm. Appliances N County Title 24 Compliant N County - Title 24	33	37	11%	45	50	10%	79	87	9%	98	108	9%	133	144	8%	178	191	7%
	40	44	9%	54	60	10%	95	104	9%	118	130	9%	160	173	8%	214	229	7%
	28	31	11%	38	43	10%	67	74	9%	83	92	9%	113	122	8%	151	162	7%
	34	37	9%	46	51	10%	81	88	9%	100	111	9%	136	147	8%	182	195	7%
ELECTRIC - Cooking, Water Heating, Lighting, Refrigeration & small appliances N County Title 24 Compliant N County - Title 24	44	48	8%	62	68	9%	107	116	8%	132	142	7%	176	189	7%	233	249	6%
	53	58	9%	74	82	10%	128	139	8%	158	170	7%	211	227	7%	280	299	6%
	37	41	8%	53	58	9%	91	99	8%	112	121	7%	150	161	7%	198	212	6%
	45	49	9%	63	70	10%	109	118	8%	134	145	7%	179	193	7%	238	254	6%
ELECTRIC - Space heating N County Title 24 Compliant N County - Title 24	18	20	10%	23	25	8%	42	46	9%	54	58	7%	75	80	6%	102	108	6%
	22	24	8%	28	30	7%	50	55	9%	65	70	7%	90	96	6%	122	130	6%
	15	17	10%	20	21	8%	36	39	9%	46	49	7%	64	68	6%	87	92	6%
	19	20	8%	24	26	7%	43	47	9%	55	60	7%	77	82	6%	104	111	6%
ELECTRIC - ALL ELECTRIC N County Title 24 Compliant N County - Title 24	66	72	8%	94	101	7%	160	172	7%	196	210	7%	259	276	6%	343	367	7%
	79	86	8%	113	121	7%	192	206	7%	235	252	7%	311	331	6%	412	440	6%
	56	61	8%	80	86	7%	136	146	7%	167	179	7%	220	235	6%	292	312	7%
	67	73	8%	96	103	7%	163	175	7%	200	214	7%	264	281	6%	350	374	6%
PROPANE - Cooking		20			24			30			35			41			47	
PROPANE - Cooking, Water Heating		70			83			113			139			161			179	
PROPANE - Cooking, Water Heating, Space Heating		200			236			285			330			371			408	
PROPANE - Space Heating		130			153			172			191			210			229	

RESOLUTION NO. 4 (2022 SERIES)

**RESOLUTION APPROVING UTILITY ALLOWANCES FOR THE
HOUSING CHOICE VOUCHER PROGRAMS**

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires an annual review of utility allowances; and

WHEREAS, the Housing Authority of the City of San Luis Obispo (“HASLO”) has conducted the review for the fiscal year ending September 30, 2021, for changes to allowances to be effective with annual reexaminations or new contracts entered into on or after April 1st, 2022; and

WHEREAS, in this review the revised allowances itemized in Exhibit A are considered to be sufficient to cover the costs of utilities for “energy efficient households” assisted under the Housing Choice Voucher Programs; and

WHEREAS, the allowances include reduced rates for income eligible households as allowed by the individual utility suppliers. HASLO will continue to encourage and seek reductions to rates for resident paid and HASLO paid allowances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of San Luis Obispo that the utility allowances attached as Exhibit A, meet the definitions required by HUD and are approved for implementation as of April 1st, 2022.

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 20th day of January, 2022.

_____, **CHAIRMAN**

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

RESOLUTION NO. 5 (2022 SERIES)**HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO
AUTHORIZING RESOLUTIONS
RE: ACTIONS AS GUARANTOR REGARDING THE SYNDICATION OF
MORRO BAY APARTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP**

At a duly constituted meeting of the Board of Commissioners of the Housing Authority of the City of San Luis Obispo, a public body, corporate and politic (the “Authority”) held on January 20, 2022, the following resolutions were adopted:

WHEREAS, the Authority was organized for the purpose, among other things, of developing and operating low-income housing;

WHEREAS, the Authority is developing the low-income housing project (the “Project”) described in a letter of intent dated November 15, 2021 (the “Letter of Intent”), made by NEF Assignment Corporation, as nominee, its affiliates, successors and assigns (“Limited Partner”), in the manner and pursuant to the terms and conditions described in the Letter of Intent, through a limited partnership in which San Luis Obispo Nonprofit Housing Corporation, an affiliate of the Authority (the “Subsidiary”), will serve as the managing general partner, Morro Bay Apartments LLC, will serve as co-general partner and Limited Partner will invest as limited partner;

WHEREAS, as a condition of its investing in such partnership, Limited Partner requires that the Authority guarantee the performance by the Subsidiary of its partnership obligations and other agreements, and that it guarantee the accuracy of information and representations provided by the Subsidiary and defend and indemnify Limited Partner against material breach thereof (the “Sponsor Guaranty”);

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director or any officer of the Authority (each, an “Authorized Officer”), acting alone, is hereby authorized, empowered, and directed to, on behalf of the Authority, enter into, execute, and deliver a development agreement and the Sponsor Guaranty whereby the Authority will be liable for certain obligations of the Subsidiary set forth in the Amended and Restated Limited Partnership Agreement (the “Agreement”) continuing Morro Bay Apartments, L.P., a California limited partnership (the “Partnership”), in form and of content generally similar to that of Limited Partner’s model form of project partnership agreement, with such modifications as the officers of the Subsidiary and Limited Partner may deem necessary or appropriate, and containing substantive provisions in accordance with the Letter of Intent, pursuant to which the Subsidiary will act as managing general partner and Limited Partner will invest as limited partner, and the Authority will guarantee the performance by the Subsidiary of its obligations under the Agreement;

FURTHER RESOLVED, that the Authorized Officers, or any one of them, are hereby authorized, empowered, and directed to execute and deliver a development agreement and the Authority's guaranty and indemnity with respect to all certifications and agreements to be made by the Subsidiary in a Project Investment Closing Letter in form and of content generally similar to that of Limited Partner's model form thereof, with such modifications as the Subsidiary and Limited Partner may agree upon;

FURTHER RESOLVED, that the Authorized Officers, or any one of them, are hereby authorized, empowered, and directed to execute and deliver any and all other project investment closing documents to which the Authority is to be a party, as specified in Limited Partner's project investment closing checklist, as the same may be modified and supplemented by Limited Partner for the Project (the "Checklist"), or otherwise requested by Limited Partner in connection with its investment in the Partnership;

FURTHER RESOLVED, that the Authorized Officers, or any one of them, are hereby authorized, empowered, and directed to furnish to the Subsidiary for forwarding to Limited Partner all due diligence materials specified in the Checklist or otherwise requested by Limited Partner in connection with its investment in the Partnership;

FURTHER RESOLVED, that the Authorized Officers, or any one of them, are hereby authorized, empowered, and directed to execute and deliver all documents, and that such Authorized Officers of the Authority be and are hereby authorized, empowered, and directed to furnish all materials necessary to consummate the continuation of the Partnership and the investment by Limited Partner as Limited Partner thereof in accordance with the Letter of Intent, the Checklist, and the foregoing resolutions, and that any previous execution and delivery or furnishing of documents and materials by such Authorized Officer of the Authority be and are hereby authorized, confirmed, and ratified;

FURTHER RESOLVED, that the authority granted hereunder shall be deemed retroactive, that all acts authorized hereunder and performed prior to the date of this resolution are hereby ratified and affirmed, and that Limited Partner shall be entitled to act in reliance upon the authorization contained herein, notwithstanding anything to the contrary contained in any formation documents of the Authority or in any other document.

FURTHER RESOLVED, that any Authorized Officer of the Authority, acting alone, is hereby authorized, empowered, and directed to take such further action on behalf of the Authority as they deem necessary to effectuate the foregoing.

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

AYES:

NOES:

ABSENT:

ABSTAINED:

The foregoing Resolution was duly adopted and passed this 20th day of January, 2022.

_____, **CHAIRMAN**

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

CHAIRMAN’S CERTIFICATE

I HEREBY CERTIFY that I am the duly elected and acting Chairman of the Housing Authority of the City of San Luis Obispo, a public body, corporate and politic (the “Authority”); that the attached is a true and correct copy of resolutions duly and unanimously adopted at a meeting of the Board of Commissioners of the Authority on January 20, 2022 (collectively, the “Resolution”), all of the Commissioners being present necessary to constitute a quorum for the transaction of business; further, that such meeting was called in compliance with all applicable laws and the requirements of the charter of the Authority; that the Resolution does not conflict with the charter of the Authority, nor has the Resolution been in any way altered, amended, or repealed, and that it is in full force and effect, unrevoked and unrescinded, as of this day, and has been entered upon the regular minute book of the Authority, as of the aforementioned date, and that the Board of Commissioners of the Authority has, and at the time of adoption of the Resolution, had, full power and lawful authority to adopt the Resolution and to confer the powers thereby granted to the Authorized Officer(s) therein named who has (have) full power and lawful authority to exercise the same.

_____, Chairman

Attest:

Scott Smith, Secretary

Dated: January 20, 2022

RESOLUTION NO. 6 (2022 SERIES)**HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO
AUTHORIZING RESOLUTIONS
RE: FINANCING OF MORRO BAY APARTMENTS**

At a duly constituted meeting of the Board of Commissioners of the Housing Authority of the City of San Luis Obispo, a public body, corporate and politic (the “Authority”) held on January 20, 2022, the following resolutions were adopted:

WHEREAS, Morro Bay Apartments, L.P., a California limited partnership (the “Partnership”), is an entity formed by the Authority with its affiliate San Luis Obispo Housing Corporation, as its managing general partner;

WHEREAS, the Partnership was formed to develop affordable housing on the real property located at 405 Atascadero Road, City of Morro Bay, County of San Luis Obispo, California which is owned by the Authority and which the Authority will lease to the Partnership (the “Project”);

WHEREAS, in connection with the development of the Project, the Partnership is obtaining a loan from the Housing Authority of the City of San Luis Obispo (in such capacity, the “Issuer”) in an amount not to exceed \$12,000,000 financed with the proceeds of a tax-exempt loan made by the Issuer and an amount not to exceed \$7,000,000 financed with the proceeds of a taxable loan made by the Issuer (collectively, the “Issuer Loan”), made from the proceeds of a funding loan made to the Issuer by Pacific Western Bank (“PWB”);

WHEREAS, as a condition of the receipt of the Issuer Loan, PWB is requiring that the Authority execute payment and completion guaranties and indemnities (collectively, the “Guaranty”) in favor of PWB;

WHEREAS, the Board of Commissioners of the Authority deems it to be in the best interests of the Authority to assist the Partnership with the conduct of the Partnership’s transactions and to enter into any and all documents with PWB, including but not limited to the Guaranty and any other agreements as are deemed necessary for the Partnership to obtain the Issuer Loan;

NOW, THEREFORE, BE IT RESOLVED: That the Authority shall assist in the Partnership’s obtaining the Issuer Loan and shall enter into any and all agreements, including but not limited to the Guaranty and shall take any and all further actions necessary in connection with the Partnership’s obtaining the Issuer Loan;

FURTHER RESOLVED: That all actions taken in connection with the Project by any officer of the Authority to the date of this Resolution is hereby approved and ratified;

FURTHER RESOLVED: That any officer of the Authority, acting alone, shall be authorized and directed to enter into any and all agreements necessary to assist in the Partnership’s obtaining the Issuer Loan and shall enter into any and all agreements necessary, including but not limited to the Guaranty and shall take any and all further actions necessary provided such actions are consistent with the Board of Commissioners action;

FURTHER RESOLVED: That the Secretary or any assistant or any other officer of the Authority is authorized to execute and certify any form of resolution required by any lender, regulator or other third party involved in the transaction, so long as the Chairman and counsel to the Authority determine that the substance of such resolutions does not materially conflict with the substance of this Resolution.

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

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAINED:**

The foregoing Resolution was duly adopted and passed this 20th day of January, 2022.

_____, **CHAIRMAN**

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

CHAIRMAN’S CERTIFICATE

I HEREBY CERTIFY that I am the duly elected and acting Chairman of the Housing Authority of the City of San Luis Obispo, a public body, corporate and politic (the “Authority”); that the attached is a true and correct copy of resolutions duly and unanimously adopted at a meeting of the Board of Commissioners of the Authority on January 20, 2022 (collectively, the “Resolution”), all of the Commissioners being present necessary to constitute a quorum for the transaction of business; further, that such meeting was called in compliance with all applicable laws and the requirements of the charter of the Authority; that the Resolution does not conflict with the charter of the Authority, nor has the Resolution been in any way altered, amended, or repealed, and that it is in full force and effect, unrevoked and unrescinded, as of this day, and has been entered upon the regular minute book of the Authority, as of the aforementioned date, and that the Board of Commissioners of the Authority has, and at the time of adoption of the Resolution, had, full power and lawful authority to adopt the Resolution and to confer the powers thereby granted to the Authorized Officer(s) therein named who has (have) full power and lawful authority to exercise the same.

_____, Chairman

Attest:

Scott Smith, Secretary

Dated: January 20, 2022

RESOLUTION NO. 7 (2022 SERIES)**A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO AUTHORIZING THE INCURRENCE OF A LOAN IN A PRINCIPAL AMOUNT NOT TO EXCEED \$13,773,900 TO PROVIDE FINANCING FOR THE CONSTRUCTION OF A MULTIFAMILY RENTAL HOUSING FACILITY KNOWN AS MORRO BAY APARTMENTS, AND AUTHORIZING OTHER MATTERS RELATING THERETO**

WHEREAS, the Housing Authority of the City of San Luis Obispo (the “Authority”) is authorized by Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California (the “Act”), to engage in a program of issuing revenue bonds or otherwise incurring indebtedness for the purpose of financing the acquisition, construction, rehabilitation and development of multifamily rental housing, and to enter into agreements for the purpose of providing revenues to pay such revenue bonds or indebtedness upon such terms and conditions as the Authority may deem advisable (the “Program”); and

WHEREAS, the Authority has previously adopted Resolution No. 5 (2021 Series) on January 27, 2021 (the “Prior Resolution”) expressing the intent of the Authority to issue or otherwise incur tax-exempt obligations in a principal amount not to exceed \$11,260,000 under the Act for the purpose of financing a portion of the costs of the construction by Morro Bay Apartments, L.P., a California limited partnership (the “Borrower”), of 35 units of multifamily rental housing (the “Project”) to be known as Morro Bay Apartments and to be located at 405 Atascadero Frontage Road in the City of Morro Bay, California (the “City”); and

WHEREAS, on February 23, 2021, the City Council of the City, following a properly noticed public hearing regarding the Project and the proposed financing held on that date, adopted Resolution No. 09-21 approving the incurrence of debt by the Authority to finance the Project; and

WHEREAS, on August 11, 2021, the California Debt Limit Allocation Committee adopted Resolution No. 21-179 allocating \$8,773,900 of the State of California 2021 ceiling on private activity bonds to the Authority for use in connection with the Authority’s borrowing of funds to finance the Project; and

WHEREAS, in order to implement the Program and as otherwise permitted under the Act, the Authority has determined to borrow funds (the “Authority Loan”) from Pacific Western Bank (the “Bank”) pursuant to a Loan Agreement (the “Bank Loan Agreement”), between the Authority and the Bank, and to make a loan to the Borrower (the “Borrower Loan”) from the amount borrowed from the Bank pursuant to a Loan Agreement (the “Authority Loan Agreement”), between the Authority and the Borrower, all for the purpose of financing a portion of the costs of the construction by the Borrower of the Project with amounts due from the Authority to the Bank under the Bank Loan Agreement to be payable from amounts paid by the Borrower on the Borrower Loan under the Authority Loan Agreement; and

WHEREAS, there have been placed on file with the Authority prior to this meeting a proposed form of the Bank Loan Agreement; a proposed form of the Authority Loan Agreement; a proposed form of a Regulatory Agreement and Declaration of Restrictive Covenants, between the Authority and the Borrower (the “Regulatory Agreement”); and a proposed form of Assignment Agreement (the “Assignment Agreement”), between the Authority and the Bank; and

WHEREAS, the Authority now desires to approve the incurrence of the Authority Loan and the execution and delivery by the Authority of the above-mentioned documents, so that the Borrower Loan can be made and the construction of the Project by the Borrower can proceed; and

WHEREAS, all conditions, things and acts required to exist, to have happened and to have been performed precedent to and in connection with the incurrence of the Authority Loan and the implementation of the Program as contemplated by this Resolution and the documents referred to herein exist, have happened and have been performed in due time, form and manner as required by the laws of the State of California, including the Act.

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City of San Luis Obispo, that:

1. The Authority finds and determines that the above recitals are true and correct.
2. Pursuant to the Act and the Bank Loan Agreement, the Authority is hereby authorized to incur the Authority Loan in an aggregate principal amount not to exceed thirteen million seven hundred seventy-three thousand nine hundred dollars (\$13,773,900), with the final maximum principal amount of the Authority Loan to be as set forth in the Bank Loan Agreement. Notwithstanding the foregoing, the principal amount of the portion of the Authority Loan evidenced by the Authority Note A (as such term is defined in the Bank Loan Agreement) shall not exceed \$8,773,900, and the principal amount of the portion of the Authority Loan evidenced by the Authority Note B (as defined in the Bank Loan Agreement) shall not exceed \$5,000,000.
3. The Bank Loan Agreement, in the form placed on file with the Authority, is hereby approved. The Chair, the Executive Director, the Director of Finance and Chief Financial Officer, and the Director of Construction and Development (each an “Authorized Officer”), each acting alone, are hereby authorized, for and on behalf of the Authority, to execute and deliver the Bank Loan Agreement in said form, and to execute and deliver the Authority Note A and the Authority Note B evidencing the Authority Loan (collectively, the “Authority Notes”) in the forms attached to the Bank Loan Agreement, in each case with such changes thereto and insertions therein as the Authorized Officer executing the Bank Loan Agreement and the Authority Notes, with the advice of counsel to the Authority and Bond Counsel, may approve, such approval to be conclusively evidenced by the execution and delivery thereof by the Authority; provided that the maximum principal amount of the Authority Loan made pursuant to the Bank Loan Agreement and the maximum principal amount of each of the Authority Notes do

not exceed the respective amounts set forth in Section 2 above. The dated date, maturity date, interest rate or rates, interest payment dates, denominations, forms, registration privileges, manner of execution, place or places of payment, terms of prepayment and other terms of the Authority Loan and the Authority Notes shall be as provided in the Bank Loan Agreement, as finally executed.

4. The Authority Loan Agreement, the Regulatory Agreement and the Assignment Agreement, in the respective forms placed on file with the Authority, are hereby approved. Each Authorized Officer, acting alone, is hereby authorized, for and on behalf of the Authority, to execute and deliver the Authority Loan Agreement, the Regulatory Agreement and the Assignment Agreement in said forms, with such changes and insertions therein as the Authorized Officer executing such documents, with the advice of counsel to the Authority and Bond Counsel, may approve, such approval to be conclusively evidenced by the execution and delivery thereof by the Authority.
5. Any Authorized Officer and any agent of the Authority is hereby authorized and directed, jointly and severally, for and in the name and on behalf of the Authority, to execute and deliver any and all documents, including, without limitation, any and all documents and certificates to be executed in connection with securing credit support, if any, for the Authority Loan, and to do any and all things and take any and all actions which may be necessary or advisable, in their discretion, to effectuate the actions which the Authority has approved in this Resolution and the purposes of the Program.
6. All actions heretofore taken by the officers and agents of the Authority with respect to the financing contemplated by this Resolution, the Program and the incurrence by the Authority of the Authority Loan and issuance of the Authority Notes are hereby approved, confirmed and ratified, and the proper officers of the Authority, including the Authorized Officers, are hereby authorized, for and in the name and on behalf of the Authority, to do any and all things and take any and all actions and execute and deliver any and all certificates, agreements and other documents which they, or any of them, may deem necessary or advisable in order to consummate the lawful incurrence by the Authority of the Authority Loan and issuance of the Authority Notes in accordance with this Resolution and otherwise in order to carry out the proposed financing and the Program, including but not limited to those certificates, agreements and other documents described in the Bank Loan Agreement, the Authority Loan Agreement, the Regulatory Agreement and the Assignment Agreement, and any certificates, agreements or documents as may be necessary to further the purposes hereof, or to evidence credit support or additional security for the Authority Loan.
7. This Resolution shall take effect immediately upon its adoption.

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

AYES:

NOES:

ABSENT:

ABSTAINED:

The foregoing Resolution was duly adopted and passed this 20th day of January, 2022.

_____, **CHAIRMAN**

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

19051.17:J16827
1/12/22

Report on Malware Attack of October 2021

From: Eric Egolf <EEgolf@ciosolutions.com>
Sent: Wednesday, November 3, 2021 9:05 AM
To: Arun Shivaprasad <ashivaprasad@ciosolutions.com>
Subject: Message to scott

Scott – We haven't officially met but I wanted to reach out and give you an update on the security incident for HASLO. I have been working behind the scenes to ensure our team had the resources and could prioritize your incident. We have a few discussion points and arun and I can be available today to discuss. See below for bullet points

- Current State – Review of environment
- Costs – Overview and expectations
- Forensic Information Thus Far
- Forensic Requirements Moving Forward – Does Haslo want to continue forensic investigation?

Current State

Focus last week and this week was on containment and eradication of threat and restoring services. Breadcrumb lead the incident response plan using CIO Solutions labor for restoration of services and handling the heavy lifting for containment and eradication. Right now Breadcrumb is taking a step back day to day and feels confident the threat has been removed, however they will be leaving a few tools (Deep Packet Inspection and Qualys agents) in place over the next month to ensure this. We can review in more details as needed.

Costs

CIO Solutions is at over 250 hours of labor on this. We will be providing some major concessions on this time and don't expect HASLO to pay for all of it, I am just waiting to get the final numbers which should be in this week. Breadcrumb charges \$295/hr and estimated 50 hours to the containment and eradication along with \$8000 flat for licensing/hardware that was needed. Arun shared a more detailed breakdown with Vicky earlier this week. Breadcrumb also provided an estimate on for optional forensic services which we will get into next.

Forensic Information Thus Far

Although we didn't have Breadcrumb focus on Forensics many aspects of the forensic aspects of incident had to be looked to ensure the containment and eradication was successful, i.e. you can't ensure the threat is out unless you know how the threat got it. What we know is that the threat used an account called HASLO that was set to a simple password (something like staff1234). They were able to use this account along with an open port to log into the remote desktop server.

Forensic Requirements Moving Forward

If this incident needs to be investigated at a deeper forensic level then we need your team to engage with Breadcrumb directly and we can help establish that connection. Let me know when you are available to discuss.



Eric Egolf

CEO

o: 805.692.6700 x 1120

e: ee golf@ciosolutions.com

5425 Hollister Ave #150 | Santa Barbara, CA 93111



From Eric Egolf's email of November 8, 2021:

Question at meeting: What do we do from now till we make a decision about cloud to keep us Secure and Protected.

I said I wanted to Check with Breadcrumb before responding to make sure our thoughts for you lined up.

Answer:

The incident response process closed off many GAPS (see below for details) and the CrowdStrike policies put in place extremely aggressive on prevention. This puts you in a good place for the next 3 to 4 months. We have a command and control appliance that is in place for 30 days that serves to find and remnants but this is really valuable the first 2 to 3 weeks post incident and not recommended past the first month. I think we need to be careful to think of security as an absolute thing but rather a point in time as standards and configurations are always changing. Implementing Multi Factor authentication for example would be the next best thing but that would require additional time and effort to an older system. Myself and Breadcrumb feel pretty comfortable with where you are at for the next 3 to 4 months.

GAPS closed during incident/response

- Internal Vulnerability Management and Scanning through Qualys agents
- Install Command and Control Appliance on site sniffing all network traffic
- Increase aggressiveness of CrowdStrike policies
- External Vulnerability Scans on Firewalls
- Mass password resets across users and admin accounts
- Refinement of account lockout policies and pw complexity requirements
- Resetting of local user accounts