

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

<https://global.gotomeeting.com/join/686478565>

You can also dial in using your phone: (571) 317-3122

Access Code: 686-478-565

**TIME: 12:00 P.M.**

<b>12:00 PM</b>	<b>REGULAR MEETING</b>	<b>TELECONFERENCE</b>
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**CALL TO ORDER:** Chairman Jay C. Beck

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

**PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA** (not to exceed 15 minutes total)

The Board welcomes your input. You may address the Board by completing a speaker slip and giving it to the staff clerk prior to the meeting. At this time, you may address the Board on items that are not on the agenda. Time limit is three minutes. State law does not allow the Board to discuss or take action on issues not on the agenda, except that members of the Board or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code Sec. 54954.2). Staff may be asked to follow up on such items.

**EXECUTIVE DIRECTOR REPORT**

The Executive Director's report is intended to brief the Commission on items, issues, key dates, etc., that do not require specific action, and are not "agendized" as separate items on the HASLO Commission Agenda.

**CONSENT AGENDA**

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

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

**RECOMMENDED ACTION: Approve Consent Agenda Items as Presented**

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF JUNE 18, 2020**  
Approve the Minutes of the Regular Board of Commissioners Meeting of June 18, 2020.
- C2. HOUSING CHOICE VOUCHER (SECTION 8)**
- C3. PROPERTY MANAGEMENT REPORTS**
- C4. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**
- C5. CONSTRUCTION AND DEVELOPMENT REPORT**

**DISCUSSION ITEMS**

**1. HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN AMENDMENTS**

Adult Protective Services (APS), a division of DSS is increasingly working with elderly or disabled clients who are in danger of becoming homeless due to rising market rents while living on fixed income. In accordance with the strategies outlined in PIH Notice 2013-15 to expand housing opportunities for individuals and families experiencing homelessness, HASLO desires to provide an additional 18 housing choice vouchers as a set-aside for qualified and eligible elderly and/or disabled homeless clients of APS.

**RECOMMENDED ACTION: Adopt Resolution No. 9 (2020 Series) Approving Amendments to the Housing Authority of San Luis Obispo's Administrative Plan for an Allocation of Set-Aside Vouchers for Adult Protective Services**

**2. DEVELOPMENT UPDATE – NO Action Required. Staff will provide a brief update regarding key projects in progress.**

**CLOSED SESSION**

**Closed session, pursuant to section 54956.8**

**CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Property: APN 004-811-036

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

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

Under Negotiation: (1) The Negotiators' authority regarding the price; and  
(2) The Negotiators' authority regarding the terms of payment.

**ADJOURNMENT**

The next Regular Meeting will be held on August 20, 2020, at 12:00 p.m. at 487 Leff Street, San Luis Obispo.

**REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 7:30 A.M. ON JULY 9, 2020, PRIOR TO THE 72-HOUR NOTICING REQUIREMENT.**



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

**\*\* DRAFT \*\***

## **MINUTES**

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

**June 18, 2020**

#### **CALL TO ORDER**

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, June 18, at 12:05 p.m. by Chair Jay C. Beck. Per CA Executive Order N-25-20, the meeting was authorized to be held via teleconferencing and was made accessible to the public telephonically.

#### **ROLL CALL**

**PRESENT:** Commissioners Beck, Souza, Odenthal, Crotser, Steinberg, Boyer

**ABSENT:** Commissioner Gillett

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

#### **PUBLIC COMMENT:**

Patricia Souza

#### **EXECUTIVE DIRECTOR'S REPORT:**

- HASLO has no reported cases of COVID-19. Policies and procedures are being put in place for when we open again including staggering schedules. New staff has been hired, and onboarding and training is difficult during these times. If anyone is sick, they stay home or we send them home. Commissioner Steinberg suggested that Human Resources should contact the Public Health office for assistance. Chair Beck emphasized the importance maintaining good policies around the pandemic issue.
- The Planning Commission approved HASLO's new office plan over a week ago. The decision could still get appealed.
- The Morro Bay Planning Commission unanimously approved our new Morro Bay apartments development, but the decision was appealed by one member of the public. The appeal will be heard by City Council.
- Monday night the City of San Luis Obispo's Architectural Review Commission approved the Toscano Apartments design, 38 affordable apartments adjacent to Serra Meadows. Public comment indicated good support for the project and architectural design, but concern regarding parking even though the development exceeds the City's required parking standards. The project will be heard by Planning Commission in August.

#### **CONSENT AGENDA:**

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

Elaine Archer, Director of Housing Management, updated the Commission on COVID impacts to the Housing Choice Voucher (HCV)/Section 8 program. Almost all the staff is working from home. There were twice as many client “interim certifications” due to decreases in client income related to Covid. As a result, our HAP (rental assistance) expenditures are increasing to offset a decrease in the tenant’s share of rent. Chair Beck confirmed with Archer that staff working from home are still adhering to proper procedures.

The HCV/Section 8 interest list will open July 13-16. We are hiring another Housing Specialist due to a staff retirement and increased workload since receiving the 78 Mainstream vouchers.

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

**DISCUSSION ITEMS:**

Authorizing the Use of Electronic Signatures for Business Conducted by the Housing Authority of San Luis Obispo (HASLO)

**ACTION TAKEN:** A motion to adopt **Resolution No. 8 (2020 Series) Authorizing the Use of Electronic Signatures for Business Conducted by the Housing Authority of San Luis Obispo (HASLO)** was made by Commissioner Souza, seconded by Commissioner Beck, and approved on the following roll call vote:

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

**1:17 P.M.** Chair Beck announced that we were going into closed session.

**1:17 P.M.** Sandra Bourbon now absent.

**CLOSED SESSION:**

**Closed session, pursuant to section 54956.8**

**CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

- 1. Property: APNs 077-011-010 thru 077-011-013 (4 lots)
- Agency Negotiators: Scott Smith, Executive Director  
Ken Litzinger, Director of Finance
- Negotiating Parties: The Housing Authority of the City of San Luis Obispo (HASLO)  
Don Dechance (not present)
- Under Negotiation: (1) The Negotiators’ authority regarding the price; and  
(2) The Negotiators’ authority regarding the terms of payment.

2. Property: APN 060-242-044
- Agency Negotiators: Scott Smith, Executive Director  
Ken Litzinger, Director of Finance
- Negotiating Parties: The Housing Authority of the City of San Luis Obispo (HASLO)  
City of Grover Beach (not present)
- Under Negotiation: (1) The Negotiators' authority regarding the price; and  
(2) The Negotiators' authority regarding the terms of payment.
3. Property: APNs 053-421-06 and 053-421-02
- Agency Negotiators: Scott Smith, Executive Director  
Ken Litzinger, Director of Finance
- Negotiating Parties: The Housing Authority of the City of San Luis Obispo (HASLO)  
CoVelop (not present)
- Under Negotiation: (1) The Negotiators' authority regarding the price; and  
(2) The Negotiators' authority regarding the terms of payment.

**1:27 P.M. Commissioner Steinberg now absent.**

**1:48 P.M. Chair Beck announced that the closed session had ended and we were back in regular session.**

Chair Beck announced that the Commissioners agreed to move forward with projects 1 and 2 and to continuing gathering more information and clarifications on project 3. Chair Beck abstained from all discussion around Project 3.

There being no further business, the meeting was adjourned at 1:50 p.m.

Respectfully submitted,

Scott Smith, Secretary

## Executive Summary

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

- COVID-19 Related Actions:
  - All staff continue to work from home
  - There continue to be many, many calls and emails from participants, impacting the ability to work efficiently
  - Plexiglass barriers have been installed in common-space areas to ensure social distancing
- Waiting List Lease-up Activity:
  - The waiting list is opening on July 13<sup>th</sup> – July 16<sup>th</sup>. There is a preference for mainstream eligible applicants, in accordance with the funding requirements for this program
  - All of the remaining applicants from the 2018-Fall waiting list are in process to receive a voucher

Year	Lottery Size	Leased-up	% Leased	Rent-in-Place % of Leased-up
2015	500	133	26%	did not track
2017	250	97	38%	28%
2018	500	203	40%	30%
2018-Fall	250	53	20%	to be analyzed

- Average Housing Assistant Payment (HAP) Analysis –
  - In June, we saw a slight uptick in total income earned by households in the program, as well as average income per family. This is encouraging news!
  - Average HAP did increase slightly, in spite of the higher income, but we should start to see a decrease in average HAP next month
- Mainstream Voucher Activity
  - We are up to 64 new voucher-holders leased up out of the total award of 78 vouchers
  - We are monitoring the applicants with a voucher. Under the guidelines of the program, the mainstream voucher holders are off the “regular” waiting list; therefore, they will be eligible to continue looking
- FUP Voucher Activity
  - No net change this month; at 21 active vouchers

- Set-Aside Vouchers
  - Adult Protective Services (APS) has used the original 6 vouchers set-aside by the Board for their use
  - They have requested additional vouchers – they face increasing demand for their assistance in finding safe, decent and affordable housing for seniors
  - The seniors are not eligible for the Mainstream Vouchers; therefore, set-aside vouchers are required in order to meet the needs
  
- Net voucher Activity for the year is shown in the chart below.
  - We continue to see strong lease-up activity
  - The number of terminated participants is showing a decline, in accordance with the guidelines of the CARES Act

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

<b>Year</b>	<b>Month</b>	<b>New Leases</b>	<b>End of Participation</b>	<b>Net Change/ Month</b>
2019	June	18	-20	-2
2019	July	26	-14	12
2019	August	21	-24	-3
2019	September	129	-11	118
2019	October	57	-18	39
2019	November	12	-24	-12
2019	December	38	-18	20
2020	January	23	-13	10
2020	February	23	-21	2
2020	March	31	-20	11
2020	April	41	-10	31
2020	May	28	-8	20
<b>Totals for last 12 months</b>		<b>447</b>	<b>-201</b>	<b>246</b>
<i>average change/month</i>		37	-17	
<i>annualized % turnover statistic</i>			8.6%	

### Distribution of Vouchers

- The chart below shows the breakdown of unit type by program and breakdown of “regular vouchers” versus “special purpose vouchers”
- HUD requires that we track special purpose vouchers– VASH, FUP and Mainstream
- The average HAP/month for each voucher type is also reflected in the analysis showing that many of the special purpose vouchers do have lower costs, on average, due to the ability of our partners to make arrangements for shared housing
- We are starting to monitor the average HAP/voucher compared to pre-COVID-19 statistics.
- Overall, almost every category of vouchers has experienced a significant increase in average HAP – the FUP voucher increase in cost is likely due to the increasing number of vouchers, rather than a change in the economic situation
- The number of VASH vouchers increased this month, which was encouraging

### Vouchers, by Program Type

#### Trend Analysis Report

as of 06/30/2020

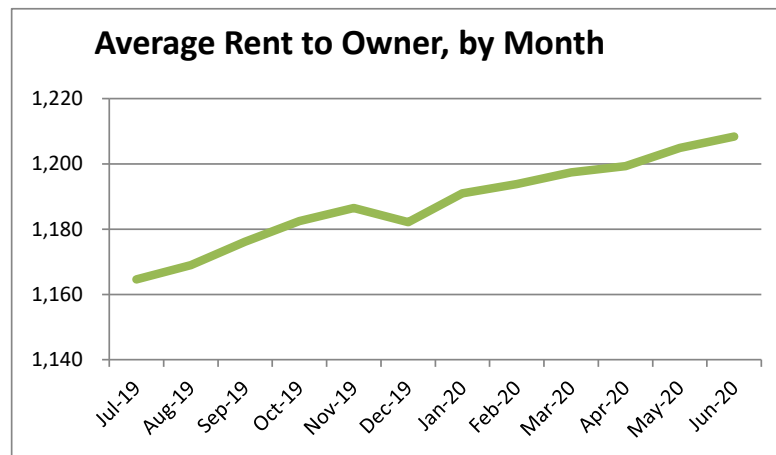
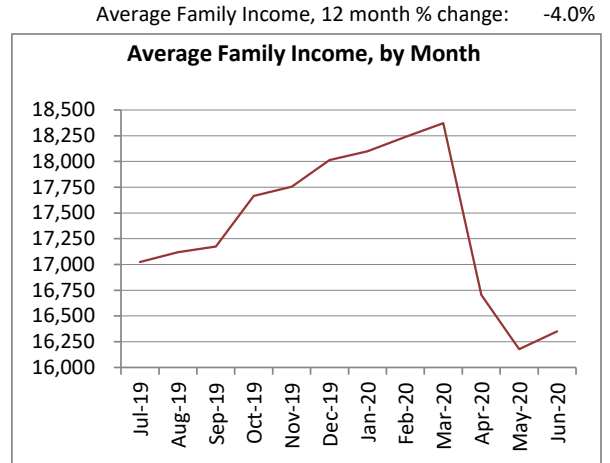
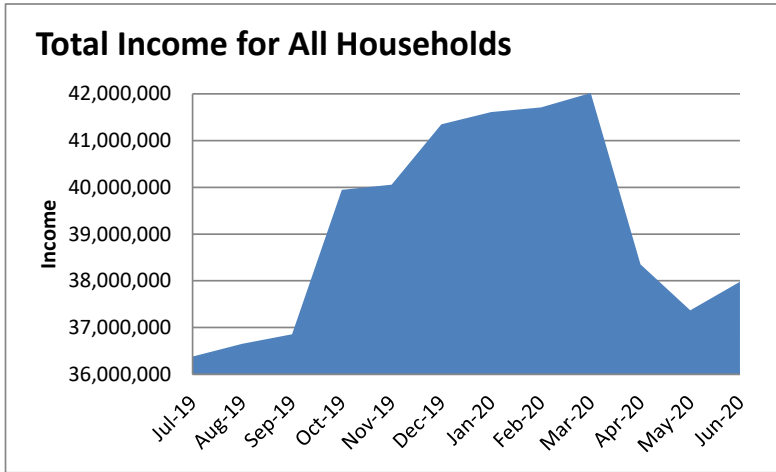
	HUD Ctrct		# of Leased Participants, by voucher size						avg HAP	avg HAP	%
	Maximum # Units	TOTAL Leased	Studio	1 bd	2 bd	3 bd	4 bd	5 bd	Curr Mo	pre-COVID	chge
HCV & TPV	1,738	1,707	9	1,064	402	196	32	4	\$872	\$814	7.1%
RAD	175	110	8	10	36	36	18	2	\$866	\$713	21.5%
PBV	308	300	23	102	81	82	12		\$824	\$760	8.4%
	2,221	2,117									
VASH	201	150		124	16	8	2		\$748	\$684	9.4%
PBV-VASH	25	21		20	1				\$693	\$726	-4.5%
FUP	38	21		1	11	8	1		\$1,502	\$1,182	27.1%
Mainstream	60	64	2	54	4	3	1		\$849	\$758	12.0%
	324	256									
	2,545	2,373	42	1,375	551	333	66	6	\$855	\$796	7.4%
<i>distribution by voucher size</i>			2%	58%	23%	14%	3%	0.3%			



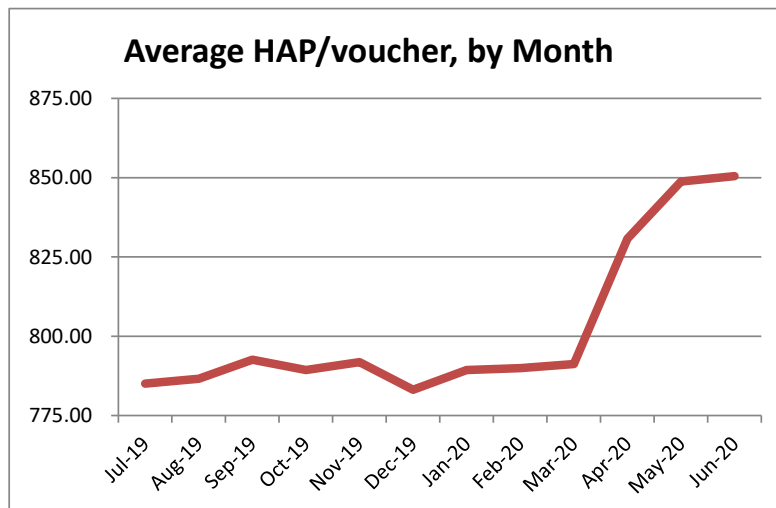
# HASLO

## Voucher Monthly Analysis (VMA)

### Rolling 12 months

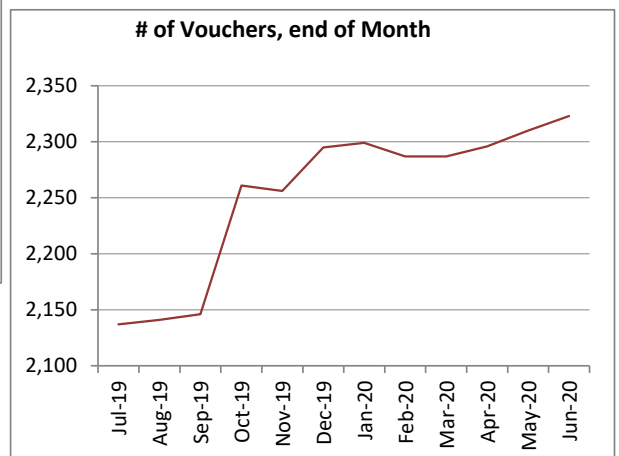


RTO, 12 month % change: 3.8%



Average HAP, 12 month % change: 8.3%

# of HH members assisted: 4,409



# SEMAP Indicators Report

As of June 30, 2020

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

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## Current SEMAP Indicator Information

## Most Recent SEMAP Indicator Information

### Reporting Rate as of June 30, 2020

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	2335	05/20	25	22	2332	2367	100

### Indicator 9: Annual Reexaminations

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

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

Number of Families in Current Database	Number of Late Reexaminations
2436	9 – a file was created, but then not sent to PIC; corrected.

### [+] Families with reexaminations overdue

### Indicator 10: Correct Tenant Rent Calculations

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

Number of Families in Current Database	Number of Rent Discrepancies
1737	0

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

### Indicator 11: Precontract HQS Inspections

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

Number of Families in Current Database	Number of Inspections On or Before Effective Date
568	566

### [+] Families where HQS inspection did not pass before lease and HAP contract

**Indicator 12:  
Annual HQS Inspections**

Percent of units under contract where annual HQS inspection is overdue (%) (Percentage includes all HQS Inspections more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points. Percentages shown as red and bold result in reduced SEMAP scores.) **0**

Number of Families in Current Database	Number of Late Inspections
1991	5 – 2 late; the rest are PIC errors

**[+] Families with annual HQS inspections overdue**

**Indicator 13:  
Lease-Up**

**Note: This data is not currently available.**

**Indicator 14:  
Family Self-Sufficiency Enrollment**

Enrolled	Escrow Balance	Points
80% or more	30% or more	10
60%-79%	30% or more	8
80% or more	Less than 30%	5
Less than 60%	30% or more	5
60%-79%	Less than 30%	3
Less than 60%	Less than 30%	0

Percentages shown in red and bold result in reduced SEMAP scores.

Number of Mandatory Slots (#)*	Number of Families Enrolled (#)	Percent of Families Enrolled (%)	Number of Families with Progress Report and Escrow Balances (#)	Percent of Families with Progress Report and Escrow Balances (%)
0	68	<b>0</b>	47	73

**[+] Families enrolled in Voucher FSS Program**

**[+] Families completing FSS Contract**

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

**Executive Summary**  
**Property & Asset Management**

- Key Priorities for the Property Management team continue to be:
  - COVID-19 Related Activities:
    - ✓ The Governor’s executive order prohibits that tenants cannot be evicted for non-payment of income related to COVID-19 loss if income or increase in medical expenses
    - ✓ The original order expired May 28<sup>th</sup> and has been extended for another two months, until July 27, 2020
    - ✓ Security Deposit repayment plans for SLO Villages tenants have been placed on hold for at least two months
  - Deferral Analysis of tenant rents for the month of June, and cumulatively, by property:
    - ✓ Overall, the rent deferral is less than 3% of total rental income for all of the properties under management (non-section 8 properties)
    - ✓ Two of the tenants have already repaid their COVID deferral

HASLO							
Rent Deferrment - COVID-19							
Report as of:		Jun-20					
Property	COVID Deferral \$/Month	Avg/Mo Tenant Rent (TR)	Avg/Mo s8	% Deferred of TR	% Deferred of Total Income	Cumulative Deferred	# of tenants requesting deferral
<b>Tax Credit Properties:</b>							
860	0	8,020	9,915			0	-
ASH	0	6,275	12,189			0	-
BRZ	0	11,040	16,843			0	-
Carmel	0	9,425	8,070			0	-
DRT	0	12,884	22,566			0	-
HCA	4,581	56,757	24,521	8%	6%	15,542	7
IWK	274	25,199	35,030	1%	0%	548	1
SLO-55	768	28,800	34,400	3%	1%	1,536	1
							-
<b>Non-subsidized Properties:</b>							
BHA	0	6,951	7,624			0	-
Emp	0	6,161	6,454			0	-
Ferrell	0	4,927	6,413			0	-
Macadero	0	12,768	10,902			0	-
Marg	755	15,169	9,556	5%	3%	1,510	1
Parkwood	1,318	31,985	12,285	4%	3%	2,636	1
POI	0	12,439	20,451			0	-
	7,696	248,800	237,219	3%	2%	21,772	11
per detail	7,696					21,772	
diff, s/b 0	0					0	

- Vacancies
  - ✓ One of the commercial units at the Anderson has been re-rented
  - ✓ Vacancies at other properties are being filled, though the process is, in general, taking longer than typical to complete the intake and interview process
  - ✓ In order to fill recent vacancies at the senior properties, we have exhausted a waiting list of over 75 names in order to fill 3 vacancies. At another property, we went that deep into the waiting list to find applicants that were interested in going through the intake and eligibility process
  - ✓ We are working on implementing an online intake process in order to more efficiently process that many applicants
  
- Courtyard at the Meadows and Halcyon Collective Lease-up Activities
  - ✓ Courtyard at the Meadows –
    - Units will be occupied in August
    - applicants have been identified for most of the units in the first phase and back-up candidates are being identified
    - holding deposits are being accepted from confirmed applicants
  - ✓ Halcyon Collective –
    - Several unit offers have been made already and holding deposits have been received
    - The rent-up will occur over a three-month period – July through September
  - ✓ The online system for the intake for Courtyard and Halcyon appears to be going well
  
- Maintenance
  - ✓ Annual physical inspections are on hold during covid-19 restrictions
  - ✓ Emergency work orders are being addressed
  - ✓ The team that works on turning over vacant units is also focusing on the vacant public housing units so that they are in good condition to be used for temporary relocation purposes during RAD
  
- RAD
  - ✓ Weekly planning meetings are held for the project, focusing on areas such as:
    - The temporary relocation schedule has been mapped out for the two-year project.
    - We are working with ASAP, the contracted movers for the project to ensure that we have a commitment for services, even if there are changes in the schedule.
  - ✓ The construction schedule has been modified to accelerate the work on two of the properties that do not have any 5-bedroom unit conversions or significant ADA modifications
  - ✓ In order to accommodate the change in schedule, it is likely that the Toro Gardens tenants will be moved to a 1-bedroom unit that we rented on the market. De Tolosa Apartments is working with us on month-to-month

rentals which will enable us to efficiently and safely re-house the Toro seniors for 2-3 months

- Community and Family Support
  - ✓ Property Management Staff continue to work one-on-one with residents that need additional help with issues such as housekeeping and compliance with the lease
  - ✓ Two new staff members have joined the team in order to work with tenants that require assistance with a variety of issues or challenges that they are facing
  - ✓ Community rooms have been closed in compliance with the COVID-19 requirements



July 7, 2020

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

**FSS:**

Continued outreach, case management and annual assessments. The below chart is as of 06-30-2020.

	<b>Sandra</b>	<b>Traci</b>	<b>TOTAL</b>
<b>Active</b>	37	30	67
<b>New contracts added this month</b>	0	0	0
<b>Graduates this grant period</b>	2	3	5
<b>Terminated for Non-Compliance / Contract Expired / Voluntary Withdrawal within this grant period</b>	0	0	0
<b>Active participants who have ported out this grant period</b>	0	0	0
<b>Increase in Earned Income this month</b>	251,530	130,702	382,232
<b>Increase in Tenant Payment (TTP) this month</b>	4,782	1,475	6,257
<b>Total Escrow Accounts</b>	27	18	45
<b>New Escrow Accounts this grant period</b>	2	5	8
<b>Percentage of participants with an Escrow Account this month</b>	73%	60%	67%
<b>Total Escrow Account balance</b>	144,254	117,065	261,319
<b>Total interim withdrawals paid within this grant period</b>	0	0	0
<b>Total of Escrow Account funds paid out to FSS Graduates for this grant period</b>	16,950	67,766	84,716

\*FSS graduates: 2/29/2020 (sb) \$16,009.51 - 3/31/2020 (sb) \$940.15 – 3/31/2020 (tw) \$1,811.71-5/31/2020 (tw) \$33,264.34-6/30/2020 (tw) \$32,689.61

**SERVICES:**

Resident Services staff continues to work a combination of remotely and in the office. We are working with the Food Bank to deliver fresh produce and some nonperishables to any of our households who would like it. We are currently packing individual bags and delivering to our residents.

We continue to reach out to residents by phone and email at all of our properties. We are “checking in” with them as well as making sure they are aware and connected to community resources. The most recent feedback is that they are doing okay, but the seniors and single person households are bored and lonely. They really appreciate the phone calls and conversations.

Remote Learning Center activities and homework help continue to be available. Samantha develops weekly lesson plans and send them out to the families. Lesson plans include educational activities, games and crafts.

Resident Services continues to work with Property Management in the Tenant Selection Process for Halcyon Collective and Courtyard at the Meadows.



# Development Update



Date of Update		7/7/2020	
DEVELOPMENT			
PROJECT	ACTION	NOTES/GOALS	
Cleaver Site, Grover	RFP Response	Partnership with PSH for 40 units of affordable housing Proposal submitted to City of Grover Beach	
224 S. Halcyon	Construction	Obtained TCO 6/30/20, working to obtain final for late July move-in	
RAD Conversion	Construction	Upham, Olive Branch, Highland, Puerta Del Sol Apartments are complete. 478 High, Harris, Toro Gardens and Southwood Apartments are under construction.	
The Courtyard	Construction	Working to obtain partial occupancy by 7/31/20	
Tosceno Site	Financing	Contingency will be exhausted, requiring additional funds from outside sources or developer fee	
Bishop Street Studios	Site control	Deeded to HASLO	
	Entitlements	Received ARC approval on 6/15, Planning Commission schedules for August	
Office	Financing	Converted to Perm	
	Tax Credits	Placed in service package sent to TCAC	
Nipomo Senior 40	Entitlements	Received Planning Commission approval on 6/10/20	
	Strategy	Co-development with HACSB and related party GC 40 units of senior housing	
2655 Shell Beach Road	Financing	Preliminary indicators suggest we will get a reservation. Finance closing and construction start anticipated for 12/2020	
	Acquisition	Seller has accepted a purchase agreement with a 12 month entitlement contingency	
	Strategy	20+ units of senior housing, co-developing with Pacific Development Group	
405 Atascadero Road	Entitlements	Incomplete letter received, working on a revised submittal to get scheduled for Planning Commission	
	Financing	TCAC 9% application planned for 3/21	
	Entitlements	Obtained Planning Commission approval on 6/2/20. Project was appealed and the appeal is scheduled for 7/17/20 Working with Tribes to determine appropriate mitigation measures	
736 Orcutt Road	Strategy	35 units of large family housing, co-developing with Jim Randler	
	Financing	TCAC 9% application has been submitted	
	Strategy	30+ units of special needs housing, built around the old house	
2690 Victoria	Entitlements	Pre-conceptual package discussed with City	
	Financing	TCAC application planned for 3/21	
	Strategy	30+ units of large family mixed use housing on the former maintenance yard site	
700 N. Oak Park	Entitlements	Responding to ARC comments, planning to resubmit to ARC asap.	
	Financing	TCAC large family application planned for 3/21	
	Strategy	60+ units of large family mixed use housing, Donald DeChance Owner	
279 Bridge Street	Site acquisition	Working on obtaining soils information as part of DD	
	Financing	TCAC large family application	
	Strategy	100+ units of large family/senior mixed use housing, Devin Gallagher Owner	
	Site acquisition	Working on a preapplication package for City feedback as part of DD	
	Financing	Phased TCAC applications	



Toscano

**RESOLUTION NO. 9 (2020 SERIES)**

**RESOLUTION APPROVING AMENDMENTS TO THE  
HOUSING AUTHORITY OF SAN LUIS OBISPO'S ADMINISTRATIVE PLAN  
FOR AN ALLOCATION OF SET-ASIDE VOUCHERS  
FOR ADULT PROTECTIVE SERVICES**

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

**WHEREAS**, HASLO works closely with the Department of Social Services (DSS) in the provision of affordable housing for homeless individuals and families; and

**WHEREAS**, Adult Protective Services (APS), a division of DSS is increasingly working with elderly or disabled clients who are in danger of becoming homeless due to rising market rents while living on fixed income; and

**WHEREAS**, in accordance with the strategies outlined in PIH Notice 2013-15 to expand housing opportunities for individuals and families experiencing homelessness, HASLO desires to provide an additional 18 housing choice vouchers as a set-aside for qualified and eligible elderly and/or disabled homeless clients of APS; and

**WHEREAS**, the Section 8 waiting list will remain continuously open for set-aside referrals from APS for qualified applicants.

**NOW THEREFORE BE IT RESOLVED** that the Board of Commissioners approves the commitment of a total of 24 Housing Choice Vouchers as set-aside vouchers for qualified applicants referred by APS, as an amendment to HASLO's Administrative Plan.

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 16<sup>th</sup> day of July 2020.

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**JAY C. BECK, CHAIRMAN**

**SEAL:**

**ATTEST:**

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**SCOTT SMITH, SECRETARY**