

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=TXljeW5UMVMMyTS8rcS81Y0hiUjNOUT09>

Meeting ID: 980 5717 7103

Passcode: 975423

Dial in by phone: 253-215-8782

LOCATION: Via teleconference

TIME: 12:00 P.M.

12:00 PM

REGULAR MEETING

487 Leff Street

CALL TO ORDER: Chairman Jay Beck

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

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA (not to exceed 15 minutes total)
The Board welcomes your input. You may address the Board by completing a speaker slip and giving it to the staff clerk prior to the meeting. At this time, you may address the Board on items that are not on the agenda. Time limit is three minutes. State law does not allow the Board to discuss or take action on issues not on the agenda, except that members of the Board or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code Sec. 54954.2). Staff may be asked to follow up on such items.

EXECUTIVE DIRECTOR REPORT

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

CONSENT AGENDA

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

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

RECOMMENDED ACTION: Approve Consent Agenda Items as Presented

- C1. **MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF FEBRUARY 17, 2022**
Approve the Minutes of the Regular Board of Commissioners Meeting of February 17, 2022.
- C2. **HASLO MONTHLY DISBURSEMENT REGISTER** (available for review at the meeting)
- C3. **HOUSING CHOICE VOUCHER (SECTION 8)**
- C4. **PROPERTY MANAGEMENT REPORTS**
- C5. **FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**
- C6. **CONSTRUCTION AND DEVELOPMENT REPORT**
- C7. **RESOLUTION 10 (2022 SERIES) INCREASING PAYMENT STANDARD FOR EHV STUDIOS**

DISCUSSION ITEMS

1. PASO HOMEKEY SETASIDE VOUCHERS

RECOMMENDED ACTION: Adopt Resolution No. 11 (2022 Series) Approving Amendments to the Housing Authority of San Luis Obispo’s Administrative Plan for an Allocation of Set-Aside Vouchers for Paso Homekey

2. HOMEKEY FUNDING APPLICATION

- a. Discussion of current and future occupancy demographics at Anderson Hotel and possible utilization of Homekey funds to assist with a portion of the units.
- b. Should the board wish to pursue Homekey funds, adopt Resolution No. 12 (2022 Series) Authorizing Application to and Participation in the Homekey Program

Staff will present background materials to assist with the discussion.

ADJOURNMENT

The next Regular Meeting will be held on April 21, 2022, at 12:00 p.m.

REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 3:00 P.M. ON MARCH 11, 2022, PRIOR TO THE 72-HOUR NOTICING REQUIREMENT.



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

DRAFT

MINUTES

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

February 17, 2022

CALL TO ORDER

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

ROLL CALL

PRESENT: Commissioners Beck, Boyer, 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:

Scott Lathrop
Bonnie

EXECUTIVE DIRECTOR'S REPORT:

Scott Smith, Executive Director, reported that we are submitting a TCAC application for Shell Beach Senior in Pismo Beach for the third time. We have additional matching funds this round.

There is still no federal budget passed. We have been on a Continuing Resolution for 10 months. The new office space is approved; construction should start by late summer. Interim office space has been located on Laurel Lane.

CONSENT AGENDA:

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

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

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

There was discussion regarding the demographic breakdown cited in the Housing Choice Voucher report. Chair Beck stated his appreciation for the dates outlined in the Development Report and would like to see more on Empire, Macadero, and the project on Victoria.

DISCUSSION ITEMS**1. PRESENTATION BY SLO4HOME.ORG, A LOCAL ORGANIZATION WORKING WITH AFGHAN REFUGEES**

Smith introduced Scott Lathrop who shared a presentation on the SLO4Home program which is assisting the resettlement of Afghan refugees in our area. Staff and Commissioners discussed the program with Lathrop.

12:32 P.M. Scott Lathrop now absent.

2. HOMELESSNESS/HOUSELESSNESS IN SLO COUNTY

Smith shared a part of his presentation on the current homeless situation in our County. Commissioners and staff discussed set-aside vouchers, accountability, and HASLO's role. The Commissioners agreed that they should form a committee to study the homelessness issue. Commissioners Beck, Gillett, and Boyer volunteered to be part of the committee.

1:00 P.M. Bonnie now absent.

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

ACTION TAKEN: A motion to adopt **Resolution No. 8 (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** was made by Commissioner Steinberg, seconded by Commissioner Crotser, and unanimously approved on the following roll call vote:

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

4. GROVER BEACH AFFORDABLE HOUSING – Approval of Final Disposition and Development Agreement

The DDA is a mechanism to transfer a parcel from the City of Grover Beach to HASLO. HASLO has also purchased the property adjacent to it.

ACTION TAKEN: A motion to adopt **Resolution No. 9 (2022 Series) Approving the DDA (Development and Disposition Agreement) between City of Grover Beach and HASLO, SLO Non-Profit Housing Organization and Peoples' Self-Help Housing** was made by Commissioner Souza, seconded by Commissioner Boyer, and unanimously approved on the following roll call vote:

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

1:23 P.M. Chair Beck announced we were going into closed session.

1:24 P.M. Ken Litzinger, Elaine Archer, Sandra Bourbon, Michael Burke, Michelle Pedigo, and Vicky Culman 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.

2. Closed session, pursuant to section 54957

PUBLIC EMPLOYMENT

1:45 P.M. Chair Beck announced that the closed session had ended, and we were back in regular session.

There were no actions to report from the closed session.

There being no further business, the meeting was adjourned at 1:45 p.m.

Respectfully submitted,

Scott Smith, Secretary

Executive Summary

Housing Choice Vouchers (“Section 8”)

- Waiting List Lease-up Activity:
 - Emergency Housing Voucher
 - 156 EHV participants have been successfully housed out of a total of 156 vouchers awarded.
 - All EHV applicants on the Wait List were contacted to apply for the Section 8 Interest List opening
 - HUD recently announced that a nationwide analysis of utilization of EHV’s will be started in the Summer of 2022 with an anticipated reallocation of the vouchers in 2023.
 - Housing Choice Voucher
 - The 2022 Section 8 Interest List opened March 1st-3rd. The lottery was conducted on March 7th to select 150 applicants.
 - 1853 Applications, 1300 from SLO-County (~70%)
 - Key Characteristics:
 - 16% Elderly
 - 31% Disabled
 - 6% Veterans, of those 50% identified as homeless, 20% elderly
 - 39% of applicants identified as Hispanic, compared to 24% self-reported in the county. Race breakdown below:

				Census, County
Race	Count	%		% in 2020
White	1036	78.3%		65.0%
Black	55	4.2%		1.5%
Ame Indian	21	1.6%		0.4%
Asian	81	6.1%		3.5%
Pac Islander	8	0.6%		0.1%
	1201			
Mixed / Multi Race		8.7%		4.8%

- About 50% of the applicants were a household size of 1
- Income breakdown, by Area Median Income
 - Average income was almost \$18k which seems higher than in the past – often it has hovered around \$13,000
- Goal is that 75% of the new participants are < 30% of AMI –
 - For the applicants, 76% were ELI
 - A significant proportion were under 20% of AMI – almost half of the applicants in total

% AMI	Count	%	reg: 75% <30% AMI
<20%	631	48%	
20-30%	370	28%	75.7%
30-50%	266	20%	
>50%	56	4%	
	1323		

- A higher amount of over-income applicants than we have seen in the past – 32 applicants; 2.4% of the total

- Age demographics
 - We had 40 young adults – under the age of 20 apply
 - Breakdown by key age groups:

Age	Count	%
18-19	40	3%
20-24	116	9%
25-30	236	18%
31-40	337	25%
41-55	267	20%
55-62	126	10%
62+	201	15%
	1323	

- Oldest applicant is 94 years old (she identifies as a veteran)
- Statistics for the % success rate for the regular waiting list, by year, is:

Year	Lottery Size	Leased-up	% <i>Leased</i>	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	81	32%	unknown
2020	250	130	52% *	14%
2022	150	--	--	--
				County statistics

** Note – this statistic is higher due to the method of placing mainstream referrals on the waiting list. HUD announced that all mainstream referrals MUST be added to the section 8 housing choice voucher list and that a separate waiting list could not be maintained. Therefore, the success rates for mainstream and regular vouchers are commingled*

- Mainstream Voucher Activity
 - We have leased up an average of 6 new participants in the last few months
 - We have 6 remaining vouchers to be placed in service
- VASH Voucher Activity
 - This month, no new program participants have leased up with the VASH program.
 - VA Case Management is undergoing staffing transitions with only two active social workers handling the VA's caseload.
 - We anticipate an increase in referrals with additional staffing – this is a persistent issue.
 - There have been no referrals in the month of February.

- Distribution of Vouchers
 - The chart below shows the breakdown of unit type by program and breakdown of “regular vouchers” versus “special purpose vouchers”
 - The FYI (Foster Youth Initiative) is a new category of special purpose vouchers and HUD regulations state that we apply for them one at a time as eligible former foster youth are identified for the program. We have a total of 7 awarded vouchers – 3 leased up, 3 Vouchers Issued with the applicants searching for housing, 2 On List, and 1 removed due to no response.

Vouchers, by Program Type
Trend Analysis Report
2/28/2022

	HUD Ctrct		# of Leased Participants, by voucher size						avg HAP		%
	Maximum # Units	TOTAL Leased	Studio	1 bd	2 bd	3 bd	4 bd	5 bd	Curr Mo	Prior Mo	
HCV & TPV	1,702	1,643	7	1,011	388	198	37	2	\$982	\$978	0.4%
RAD / PBV	175	171	10	18	55	57	29	2	\$899	\$904	-0.5%
PBV	328	319	24	105	87	91	12		\$851	\$837	1.7%
	2,205	2,133									
VASH	201	158	3	129	16	8	2		\$782	\$781	0.1%
PBV-VASH	25	23		21	2				\$754	\$739	2.1%
Welcome Home	156	153		73	47	27	6		\$1,245	\$1,258	-1.1%
FUP	38	34		5	17	11	1		\$1,425	\$1,394	2.2%
FYI	7	3		2	1				\$872	\$872	0.0%
Mainstream	153	147	5	113	25	3	1		\$1,001	\$982	2.0%
	580	518									
	2,785	2,651	49	1,477	638	395	88	4	\$955	\$955	0.0%
<i>distribution by voucher size</i>			2%	56%	24%	15%	3%	0.2%			

- We are now comparing the average HAP by voucher type compared to the previous month – we are no longer comparing it to pre-COVID average HAP calculations
- The FUP program continues to have the highest cost per voucher since these are generally larger units for families being assisted
- The funding for the Welcome Home vouchers is tracked separately by HUD and the actual costs will be funded by HUD (generally funding is provided by HUD based on the average HAP cost for ALL vouchers)

SEMAP Indicators Report

As of February 28, 2022

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

 Download in Excel
  Print Page
  Back to Report

Current SEMAP Indicator Information

Most Recent SEMAP Indicator Information

Reporting Rate as of February 28, 2022

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	2388	01/22	16	19	2391	2566	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.)

1

Number of Families in Current Database	Number of Late Reexaminations
2727	14

[\[+\] 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% of the Housing Authority's tenant rent calculations are incorrect as indicated by % shown in red and bold.)

0

Number of Families in Current Database	Number of Rent Discrepancies
1500	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
649	648

[+] 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.) **44**

Number of Families in Current Database	Number of Late Inspections
2190	954

[+] 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	65	0	46	77

[+] 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.

Housing Authority of San Luis Obispo
Housing Choice Voucher Lease up and Funding Analysis
March 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 46 Family Unification/Foster Youth Initiative vouchers for a total of 2,477 available vouchers. In addition, HASLO administers 153 Mainstream and 156 Emergency Housing Vouchers (EHV) that HUD considers as separate stand-alone programs for tracking and funding purposes.

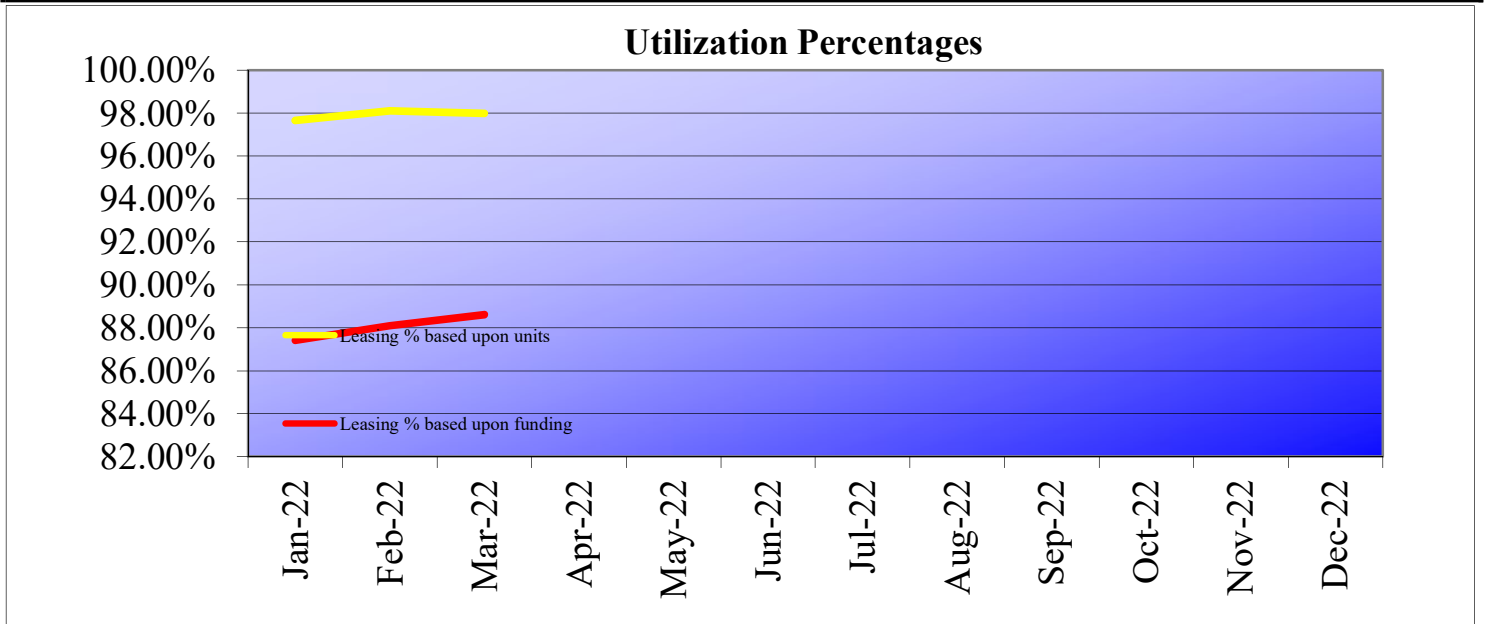
We are still waiting to be notified of our final funding amounts for 2022. However we have been told by our HUD field office that we could expect a 13.4% inflation factor increase from 2021 funding. Because of this projected substantial increase in funding, we are receiving much more funding than is being expended. This excess funding will increase our reserves to a point where HUD could potentially recapture some of this funding. However, 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.

The Mainstream voucher program continues to have strong leasing numbers and we are assisting 147 participants. We believe leasing will continue to increase now that the EHV’s are fully leased up.

Reserves remain strong at around \$1.9 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
March 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%	\$ 2,453,968	\$ 2,145,052	\$ 308,916	87.41%	\$ 887
February 2022	2,477	2,430	98.10%	\$ 2,453,968	\$ 2,162,002	\$ 291,966	88.10%	\$ 890
March 2022	2,477	2,427	97.98%	\$ 2,453,968	\$ 2,174,502	\$ 279,466	88.61%	\$ 896
April 2022								
May 2022								
June 2022								
July 2022								
August 2022								
September 2022								
October 2022								
November 2022								
December 2022								
YTD	7,430	7,275	97.91%	\$ 7,361,905	\$ 6,481,556	\$ 880,349	88.04%	\$ 891



NRA + Prog Reserve Balance (Excess HAP) as of 1/1/2022	\$ 1,030,563	YTD Voucher	YTD	
HAP Funding YTD:	\$ 7,361,905	Months	Vouchers	
HAP Expenditures YTD:	\$ 6,481,556	Available	Leased	
HAP Revenue (Fraud, FSS Forfeits) YTD:	\$ -	Regular Vouchers	6,615	6,512 98.4%
Current Remaining NRA / Prog Reserve:	\$ 1,910,912	Veterans (VASH)	678	554 81.7%
Months in Reserves at Current Monthly Expense Levels		Family Unification	137	107 78.1%
Reserves as a Percentage of Budget Authority	6.5%	Total Vouchers	7,430	7,173 96.5%
Current Monthly Funding (a)	\$ 2,453,968			
Current Average HAP Payment (b)	\$ 896	Mainstream	459	436 95.0%
# of Units the Current Monthly Funding Would Support (a)/(b)	2,739	Emergency Housing	468	463 98.9%
# of Units Currently Leased	2,427			
Excess Units Leased, Current Month	(312)			
Current Year-to-Date Funding (a)	\$ 7,361,905			
Current Year-to-Date Average HAP Payment (b)	\$ 891			
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	8,263			
# of Unit-Mos Leased Year-to-Date	7,275			
Excess Unit-Mos Leased, Year-to-Date	(988)			

Executive Summary
Property & Asset Management

- Key Priorities for the Property Management team continue to be:
 - COVID-19 Related Activities:
 - ✓ We continue to receive some notifications from tenants that someone in their household has tested positive
 - Vacancies / Lease-Up
 - ✓ We are actively interviewing for the rent-up of Willow Walk. Response rate has been excellent!
 - Maintenance
 - ✓ We are coordinating with Construction/Development Department on the pending renovations for Paso HomeKey.
 - RAD
 - ✓ We continue to work on the final punch list items.
 - Supportive Housing Program
 - ✓ We are continuing our search for Case Management Software.
 - ✓ The Supportive Housing Manager gave her notice to return to working with individual clients. We have re-opened the search for a new manager and are hopeful that we will have a new manager before the end of the month.
 - Paso Home Key
 - ✓ We have created a variety of weekly team meetings to ensure we have effective and appropriate collaboration onsite.
 - ✓ The key project for the next 6 months is the renovation work to get the homes renovated to be compliant with section 8 HQS requirements.

Vacancy Summary
as of 02/28/22

	<u>Vacancy Loss</u>		<u>GPR</u>	<u>Budgeted %</u>		<u>Avg Days Vacant</u>	<u>% Annual Turnover</u>	<u># of Units Turned</u>	<u>Total Units</u>	<u>% Occupied as of 02/28</u>
	<u>Current Month</u>	<u>Rolling 12 Month</u>		<u>of GPR</u>	<u>% of GPR</u>					
NOTE: All day counts include weekends										
Tax Credit Properties (rolling 12 months)										
860 on the Wye	\$734	\$2,005	\$250,620	0.97%	0.80%	38	15%	3	20	100%
Atascadero	\$0	\$2,644	\$246,031	0.88%	1.07%	63	5%	1	19	100%
Bishop Street Studios	\$0	\$7,862	\$486,660	1.78%	1.62%	65	12%	4	33	100%
Brizzolara	\$2,088	\$13,299	\$398,496	0.45%	3.34%	59	23%	7	30	97%
Carmel	\$0	\$2,042	\$260,868	0.91%	0.78%	51	16%	3	19	100%
Courtyard	\$945	\$8,066	\$577,884	2.00%	1.40%	37	20%	7	35	97%
DRT (Johnson)	\$0	\$2,791	\$562,044	0.40%	0.50%	40	8%	3	40	98%
Halcyon	\$0	\$1,680	\$261,960	2.00%	0.64%	34	10%	2	20	100%
Hidden Creek	\$0	\$2,037	\$1,162,920	0.40%	0.18%	22	5%	4	80	100%
Ironworks	\$2,043	\$21,084	\$796,982	4.54%	2.65%	73	20%	9	46	100%
RAD175/SLO Villages	\$1,391	\$9,891	\$2,804,988	5.00%	0.35%	30	5%	9	175	99%
Islay Hills (Ironbark)	\$491	\$2,214	\$292,884	0.29%	0.76%	36	0%	0	20	100%
Laurel (Marvin Gardens)	\$0	\$2,622	\$331,956	0.29%	0.79%	47	13%	3	24	100%
Pismo Buchon	\$802	\$802	\$163,992	0.29%	0.49%	41	9%	1	11	91%
Total, Tax Credit Properties	\$8,494	\$79,039	Average=	1.44%	1.10%	45	11%	4		99%
SLONP Properties (rolling 12 months)										
Blue Heron	\$0	\$1,831	\$241,848	2.94%	0.76%	46	14%	2	14	100%
Empire	\$0	\$0	\$173,400	1.00%	0.00%	-	0%	0	13	100%
Ferrell	\$0	\$807	\$187,200	2.07%	0.43%	100	0%	0	8	100%
Macadero	\$3,490	\$28,942	\$328,200	2.58%	8.82%	98	37%	7	19	84%
Margarita	\$0	\$6,267	\$345,360	2.52%	1.81%	132	5%	1	21	100%
Total, SLONP Properties	\$3,490	\$37,847	Average=	2.22%	2.36%	94	11%	2		97%
EIHC Properties (rolling 12 months)										
Poinsettia	\$2,053	\$27,347	\$448,488	3.56%	6.10%	39	60%	12	20	95%
Total, EIHC Properties	\$2,053	\$27,347								
50059/Other Properties (rolling 12 months)										
Anderson	\$21,428	\$202,058	\$980,005	4.00%	20.62%	223	28%	19	68	69%
Anderson Commercial	\$7,569	\$58,528	\$229,041		25.55%					
Dan Law	\$0	\$0	\$100,548	6.10%	0.00%	-	0%	0	9	100%
Parkwood	\$4,161	\$20,024	\$545,496	2.00%	3.67%	58	29%	10	34	91%
Total, 50059/Other Properties	\$33,158	\$280,610	Average=		12.46%	140	19%	10		87%
	\$47,195	\$424,843	Overall Average=		3.46%	161	18%	6		93%
prior month	\$43,347		Prior Month Overall=		3.41%	159	18%	6		92%
% increase/(decrease)	9%				net change					



March 9, 2022

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

FSS:

Continued outreach, case management and annual assessments. The below chart is as of 02-28-2022.

	Sandra	Traci	TOTAL
Active	33	32	65
New contracts added this month	0	0	0
Graduates this grant period	0	0	0
Terminated for Non-Compliance / Contract Expired / Voluntary Withdrawal within this grant period	0	0	0
Active participants who have ported out this grant period	0	0	0
Increase in Earned Income this month	445,267	244,527	689,794
Increase in Tenant Payment (TTP) this month	10,342	3,085	13,427
Total Escrow Accounts	28	20	48
New Escrow Accounts this grant period	0	2	2
Percentage of participants with an Escrow Account this month	84.85%	62.50%	73.85%
Total Escrow Account balance	191,576.22	117,403.20	308,979.42
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	0	0	0

***FSS graduates (2022):**

***FSS terminations (2022):**

SERVICES:

We are collaborating with San Luis Obispo County's Fall Prevention Program to offer classes to all of our seniors and at risk populations. We continue to offer free face masks and at home Covid tests by request. Services, referrals and case management have resumed in person at 860 on the Wye. Services, referrals and homework help online at all of the Learning Centers through Google Classroom as well as in person at Hidden Creek.



Development Update			
Date of Update	3/9/2022		
DEVELOPMENT			
	PROJECT	ACTION	NOTES/GOALS
	Anderson Hotel		
		Feasibility	Tank liquid was retrieved for testing on 3/8/2022
			Opinion of Probable Cost has been received, proforma allows for 22 million in hard costs to be spent
		Delivery	Design/build or Design/assist, shortened feasibility period does not allow for traditional design-bid-build
		Financing	City has verbally committed 1.7 mil, and the County as appropriated 2 mil
	Project HomeKey		HomeKey funds will be utilized to close the gap. July 2022 tax credit application a go
		Construction	Next phase of work to be completed by 6/2022, includes kitchens, office expansion and shelter improvements
	Cleaver Site, Grover		
		Strategy	Partnership with PSHHC for 53 units of affordable housing
		Entitlements	Fully Entitled, City Council approved the project on 12/13/2021
		Financing	PSHHC will be applying for 7 mil in HOME funds. TCAC app expected to be either June of this year or March of 2023
	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	Incomplete letter received, will be meeting with RRM to discuss options
	RAD Conversion		
		Construction	Project is complete
		Financing	Third capital contribution received. Working on financial close out
	Toscano Site		
		Construction	Project broke ground on 1/10. Being managed by Hosanna Wendt, HASLO's new PM
			Building 4 and 5, under slab MEPs in process
			Wall-raising ceremony currently being planned
	Office		
		Entitlements	Received Planning Commission approval on 6/10/20
		Design Development	Anticipate building permit submittal by end of March, aiming to be construction in fall of 2022
	Nipomo Senior 40		
		Construction	Punch list scheduled for 3/10 and 3/11
		Lease Up	Lease Up has commenced
	2655 Shell Beach Road		
		Strategy	26 units of senior housing, co-developing with Pacific Development Group
		Financing	Received County draft funding recommendations in the amounts of \$249,000 HOME, \$345,000 HOME-ARP and \$250,987 Title 29.
			Project was the only one in the Central Coast region. Will be breaking ground by end of year
	405 Atascadero Road		
		Construction	After numerous meetings with Tribal Representatives, we will be starting work on 3/11
			Monitored grading will take approximately 4 weeks
	736 Orcutt Road		
		Strategy	40+ units of special needs housing, built around the old house
		Entitlements	Under new zoning regs, we have applied for Director Action. This aims to be a streamlined approach
		Financing	TCAC application planned for 2023
	2690 Victoria		
		Strategy	A redesign has been authorized for the project to serve either senior, special needs, or other SRO populations
		Entitlements	Under new zoning regs, we will apply for Director Action. This aims to be a streamlined approach
		Financing	TCAC application planned for 2024
	700 N. Oak Park		
		Strategy	63 units of large family mixed use housing
			Closed escrow on June 4th.
		Site acquisition	
		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 beginning in 2023
Empire Apartments		
Empire Apartments	Strategy	Renovate the existing 13 units and add 19 units
	Entitlements	Approved at Planning Commission on 7/20/2021
	Financing	TCAC application planned for 2025
Macadero Apartments		
Macadero Apartments	Strategy	Renovate the existing 19 units and add 6 units
	Entitlements	Unanimously approved at Planning Commission on 9/7/2021
	Financing	TCAC application planned for 2025



Toscano

RESOLUTION NO. 10 (2022 SERIES)

RESOLUTION APPROVING AMENDMENTS TO THE HOUSING AUTHORITY OF SAN LUIS OBISPO’S PAYMENT STANDARDS FOR THE EMERGENCY HOUSING VOUCHERS

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 been awarded 156 Emergency Housing Vouchers (EHV); and

WHEREAS, under PIH Notice 2021-15, HASLO can establish the Payment Standards for the EHV up to 120.0% of FMR; and

WHEREAS, rounding up in calculation of the Studio Payment Standard would result in a calculation that exceeds the 120.0% limit; and

WHEREAS, the studio EHV Payment Standard needs to be updated to be in accordance with HUD Guidance, by enacting a \$1 decrease in the payment standard; and

WHEREAS, the rest of the payment standards are in compliance with HUD regulations.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners approves the following studio payment standard chart for EHV’s

0 – Studio	\$ 1,569
1 – Bedroom	\$ 1,720
2 – Bedrooms	\$ 2,260
3 – Bedrooms	\$ 3,000
4 – Bedrooms	\$ 3,600

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 17th day of March, 2022.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

RESOLUTION NO. 11 (2022 SERIES)

RESOLUTION APPROVING AMENDMENTS TO THE HOUSING AUTHORITY OF SAN LUIS OBISPO’S ADMINISTRATIVE PLAN FOR AN ALLOCATION OF SET-ASIDE VOUCHERS FOR PASO HOMEKEY

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

WHEREAS, HASLO participated in the State of California’s Project HomeKey funding opportunity in December 2020 to purchase and operate a Motel 6 as permanent and emergency housing in a partnership with People’s Self-Help Housing Corporation (PSHHC) and El Camino Homeless Organization (ECHO); and

WHEREAS, there are 60 units of permanent supportive housing to be operated in accordance with the Project HomeKey requirements; and

WHEREAS, the studio homes at the property, operated under the name of Paso HomeKey, are to be targeted to homeless individuals, with a preference for those that are vulnerable to COVID-19 and are from the North County; 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 60 housing choice vouchers as a set-aside for qualified and eligible applicants; and

WHEREAS, the section 8 waiting list will remain continuously open for set-aside referrals from Paso Home Key for qualified applicants, and

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners approves the commitment of a total of 60 Housing Choice Vouchers as set-aside vouchers for qualified applicants referred by Paso HomeKey, 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 17th day of March, 2022.

JAY C. BECK, CHAIRMAN

SEAL:
ATTEST:

SCOTT SMITH, SECRETARY

* DRAFT *

**AUTHORIZING RESOLUTION
RESOLUTION NO. 12 (2022 SERIES)**

**A RESOLUTION OF THE GOVERNING BODY OF THE HOUSING AUTHORITY OF
THE CITY OF SAN LUIS OBISPO AUTHORIZING APPLICATION TO AND
PARTICIPATION IN THE HOMEKEY PROGRAM**

WHEREAS:

- A. The Department of Housing and Community Development (“**Department**”) has issued a Notice of Funding Availability, dated September 9, 2021 (“**NOFA**”), for the Homekey Program (“**Homekey**” or “**Program**”). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.).
- B. **The Housing Authority of the City of San Luis Obispo (“Applicant”)** desires to apply for Homekey grant funds. Therefore, Applicant is submitting an application for Homekey funds (“**Application**”) to the Department for review and consideration.
- C. The Department is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code). Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the Department-approved STD 213, Standard Agreement (“**Standard Agreement**”), and all other legal requirements of the Homekey Program.

THEREFORE, IT IS RESOLVED THAT:

- 1. Applicant is hereby authorized and directed to submit an Application to the Department in response to the NOFA, and to apply for Homekey grant funds in a total amount not to exceed \$_____.
- 2. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed \$_____ any and all other documents required or deemed necessary or appropriate to secure the Homekey funds from the Department and to participate in the Homekey Program, and all amendments thereto (collectively, the “**Homekey Documents**”).
- 3. Applicant acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

- 4. **Scott Smith, Executive Director, Ken Litzinger, Director of Finance & CFO, and Michelle Pedigo, Deputy Director of Finance** are authorized to execute the Application and the Homekey Documents on behalf of Applicant for participation in the Homekey Program.

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 17th day of March, 2022.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

The undersigned, **Scott Smith, Secretary**, of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE: _____

DATE: March 17, 2022

NAME: Scott Smith

TITLE: Secretary

[NOTICE AND INSTRUCTIONS APPEAR ON THE FOLLOWING PAGE]

NOTICE AND INSTRUCTIONS

1. **Notice.** The Department is providing this template Authorizing Resolution as informational guidance only. The Department encourages each Applicant to consult with professional legal counsel during the development of its own formal, legally binding statement that it is authorized to apply to and participate in the Homekey Program.
 - a. Please note, however, that any limitations or conditions on the authority of the signatory or signatories to execute the Application or the Homekey Documents may result in the Department rejecting the Authorizing Resolution.
2. **Accuracy, Verification.** The Department will verify that this Authorizing Resolution comports with the legal authority and composition of Applicant's governing body. Applicant must timely notify the Department, in writing, of any factors that limit its ability to provide an Authorizing Resolution which is materially in line with this template.
3. **Dollar Amounts of Grant Awards.** The Department recommends identifying an authorized dollar amount that is at least double the anticipated award (based on current formula calculations). Award amounts are subject to change. If Applicant is ultimately awarded an amount in excess of the amount identified in the Authorizing Resolution, the Department will require a new Authorizing Resolution from Applicant before execution of a Standard Agreement.
4. **Authorized Signatory or Signatories, Designee.** Applicant, as a state, regional, or local public entity, may designate an authorized signatory by title only. In addition, Applicant may authorize multiple signatories, so long as there is clarifying language as to whether the signatories are authorized to execute the Homekey Documents individually or collectively. In addition, Applicant may authorize a designee of the authorized signatory to execute the Homekey Documents. In such case, Applicant must append a supporting document (e.g., memorandum, meeting notes of official action), which indicates the name and title of the designee who is authorized to legally bind the governing body.
5. **Vote Count.** Please fill out the field by every voting category (i.e., Ayes, Nays, Abstain, Absent). If none, please indicate zero (0) for that field. The vote count must comport with the legal authority and membership of the Applicant's governing body.
6. **Certification of Authorizing Resolution.** The individual who certifies the Authorizing Resolution cannot also be authorized to execute the Homekey Documents on behalf of Applicant.