

**LOCATION: Pursuant to Executive Orders N-60-20 and N-08-21 executed by the Governor of California, and subsequently Assembly Bill 361, enacted in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.), Commissioners and members of the public may participate in this meeting by teleconference.**

Join Zoom Meeting:

<https://zoom.us/j/98057177103?pwd=TXljeW5UMVMYTS8rcS81Y0hiUjNOUT09>

Meeting ID: 980 5717 7103

Passcode: 975423

Dial in by phone: 253-215-8782

**LOCATION: Via teleconference**

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

**12:00 PM**

**REGULAR MEETING**

**487 Leff Street**

**CALL TO ORDER:** Chairman Jay Beck

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

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

The Board welcomes your input. During the Public Comment period, you may address the Board on items that are not on the agenda. Time limit per speaker 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 OCTOBER 20, 2022.**

Approve the Minutes of the Regular Board of Commissioners Meeting of October 20, 2022.

**C2. HASLO MONTHLY DISBURSEMENT REGISTER (available for review at the meeting)****C3. HOUSING CHOICE VOUCHER (SECTION 8)****C4. VACANCY LOSS REPORT****C5. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT****C6. CONSTRUCTION & DEVELOPMENT REPORT**

<b>DISCUSSION ITEMS</b>
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**D1. VIRTUAL MEETINGS:**

**RECOMMENDED ACTION: Adopt Resolution No. 31 (2022 Series) Authorizing Teleconference (Virtual) Meetings of the Board of Commissioners of the Housing Authority of San Luis Obispo (HASLO) Pursuant to the Ralph M. Brown Act, as Authorized by Assembly Bill 361 (California Government Code Section 54953)**

**D2. AMENDMENTS TO ADMIN PLAN FOR YOUTH PREFERENCES**

**RECOMMENDED ACTION: Adopt Resolution 32 (2022 Series) Approving Amendments to the Housing Authority of San Luis Obispo's Administrative Plan for A Preference for Foster Youth Initiative (FYI) and Family Unification Program-Youth (FUP-Y)**

**D3. SHELL BEACH RD PROJECT UPDATE – Information only. No action required.**

At the previous HASLO commission meeting staff briefed the board that construction bidding had recently been completed and that the project must start construction in December 2022 pursuant to TCAC (tax credit) rules. Staff reported that the current economic conditions have created an approximately \$900,000 gap between total project costs and sources of funds. This is a result of 4 factors - rising interest rates causing reduced mortgage loan amount, a devaluation in current tax credit market value causing reduced equity pay-in by investors, construction inflation, and reduced contractor availability (two contractors that are often low bid on HASLO projects declined to bid). Staff have been working on resolving this gap and will report back to the Commission.

<b>CLOSED SESSION</b>
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**1. 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.

2. Closed session, pursuant to section 54957

PUBLIC EMPLOYMENT

**ADJOURNMENT**

The next Regular Meeting will be held on December 15, 2022, at 12:00 p.m.

**REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 1:30 P.M. ON NOVEMBER 9, 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**

**October 20, 2022**

**CALL TO ORDER**

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, October 20, 2022, 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, Gillett, Odenthal, Souza, Steinberg  
**ABSENT:** Commissioner Crotser  
**STAFF:** Scott Smith, Ken Litzinger, Elaine Archer, Sandra Bourbon, Michael Burke, and Michelle Pedigo

**PUBLIC COMMENT:**

None

**EXECUTIVE DIRECTOR'S REPORT:**

Scott Smith, Executive Director, reported:

- 1) 147 Patricia home sale fell out of escrow. Back up offers are being reviewed.
- 2) 1422 Monterey, 100+ housing units plus commercial on the corner of Monterey and California. The development had back to back evening public hearings on October 10<sup>th</sup> (Tree Committee) and October 17<sup>th</sup> (Architectural Review Commission). The Tree Committee voted to recommend the project. The Architectural Review Commission listened to the presentation, took public testimony and discussed the project. At the end of the hearing they voted to continue the project to a future hearing, and asked HASLO to consider a few suggestions including small changes to building massing and articulation. RRM (architects) are working with HASLO staff to evaluate the suggestions. Smith mentioned his appreciation of SLONP board member Krista Jeffries, for her attendance at the hearing and testimony in support of the project.

**CONSENT AGENDA:**

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF SEPTEMBER 29, 2022**
- C2. HASLO MONTHLY DISBURSEMENT REGISTER** (available for review at the meeting)
- C3. HOUSING CHOICE VOUCHER (SECTION 8)**
- C4. VACANCY LOSS REPORT**
- C5. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**
- C6. CONSTRUCTION & DEVELOPMENT REPORT**

**COMMISSION MEETING****October 20, 2022****Page 2**

Commissioner Beck asked that Item C7 Virtual Meetings be pulled from the Consent Agenda and be placed on the Discussion Agenda as Item D4. There was unanimous consensus amongst the Commissioners to move Item C7 as requested by Commissioner Beck.

**ACTION TAKEN:** A motion to approve **Consent Agenda items C1 – C6** was made by Commissioner **Boyer**, seconded by Commissioner **Steinberg**, and approved on the following roll call vote:

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

**DISCUSSION ITEMS:****D1. TMHA SET-ASIDE VOUCHERS FOR HDAP PROGRAM IN ATASCADERO**

**ACTION TAKEN:** A motion to adopt **Resolution 27 (2022 Series) Approving Amendments to the Housing Authority of San Luis Obispo's Administrative Plan for an Allocation of Six Set-Aside Vouchers for TMHA's HDAP Program in Atascadero,** was made by Commissioner **Beck**, seconded by Commissioner **Gillett**, and approved on the following roll call vote:

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

**D2. SHELL BEACH SENIOR**

Ken Litzinger asked if the Commission would consider a modification in the dollar amount listed in the Resolution, increasing it to \$9 million. This would provide a contingency in the event numbers changed prior to construction closing.

Staff updated the commission on the project schedule and construction closing date in December. Based upon recent bid openings, rising mortgage interest rates and decreased investor equity pricing, the project development budget is showing a \$900,000 deficit. Staff are working to resolve this deficit through a combination of steps, investigating the possibility of additional funding through Pismo or the County, value engineering to reduce building costs, obtaining additional fee waivers from the City, and deferred developer fee. The commission asked that staff return to the commission in November verifying the project is on track and financially feasible.

## COMMISSION MEETING

October 20, 2022

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**ACTION TAKEN:** A motion to adopt **Resolution No. 28 (2022 Series) Authorizing Resolutions RE: Leasing of Land and Guarantying the Financing of Shell Beach Senior, L.P. with the amount modified to \$9 million,** was made by Commissioner Gillett, seconded by Commissioner Steinberg, and approved on the following roll call vote:

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

**ACTION TAKEN:** A motion to adopt **Resolution No. 29 (2022 Series) Authorizing Resolutions RE: Syndication of Shell Beach Senior, L.P.,** was made by Commissioner Gillett, seconded by Commissioner Steinberg, and approved on the following roll call vote:

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

**D3. COLLECTION LOSS**

**ACTION TAKEN:** A motion to adopt **Resolution 30 (2022 Series) Writing Off Collection Losses for Period Ending October 30, 2022,** was made by Commissioner Beck, seconded by Commissioner Gillett, and approved on the following roll call vote:

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

**D4. (Formerly Consent Item C7) VIRTUAL MEETINGS**

The Commissioner discussed Item D4, and expressed a desire to try begin meeting in-person again beginning January 2023. Commissioner Gillette asked if staff could evaluate which form of meeting had better attendance by the public – in-person or teleconference meetings.

**ACTION TAKEN:** A motion to adopt **Resolution No. 26 (2022 Series) Authorizing Teleconference (Virtual) Meetings of the Board of Commissioners of the Housing Authority of San Luis Obispo (HASLO) Pursuant to the Ralph M. Brown Act, as Authorized by Assembly Bill 361 (California Government Code Section 54953)** was made by Commissioner Boyer, seconded by Commissioner Beck, and approved on the following roll call vote:

## COMMISSION MEETING

October 20, 2022

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

**12:48 P.M. Chair Beck announced we were going into closed session.**

**12:48 P.M. Public and Sandra Bourbon now absent.**

**1. 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 provided to commission

**12:58 P.M. Ken Litzinger, Elaine Archer, Michael Burke, and Michelle Pedigo now absent.**

**2. Closed session, pursuant to section 54957**

PUBLIC EMPLOYMENT

**1:02 P.M. Scott Smith now absent.**

**1:09 P.M. Chair Beck announced that the closed session had ended, and we were back in regular session.**

There being no further business, the meeting was adjourned at 1:10 p.m.

Respectfully submitted,

Scott Smith, Secretary

## **Executive Summary**

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

- Housing Choice Voucher Program
  - The final vouchers have been issued from the 2022-winter lottery and are continuing to work on the 2022-summer lottery
  - With the additional award from HUD of 17 vouchers, we are utilizing the rent-in-place preference to expedite the intake for 15 families to put their voucher in use by the end of the year
  - We are leasing up 15+ vouchers for the last two months
  - We completed the process of implementing the new payment standards and the COVID waiver will benefit approximately 20% of the housing choice voucher participants with an average benefit of \$100/month
  
- Emergency Housing Vouchers
  - There was a lower number of new leases in October than previous months
  - Our expectation is that we will lease up the EHV vouchers by the end of the year
  
- HQS Inspections
  - The covid waiver expires 12/31/2022 for finishing up all of the inspections that were delayed by the pandemic
  - We should be completed by the end of November, with December reserved for finalizing any missed inspections – our experience is that some inspections are cancelled every week due to covid and/or requests to reschedule
  
- Foster Youth Vouchers
  - The Family Unification Program-Youth (FUP-Y) and Foster Youth Initiative (FYI) vouchers have a maximum term of assistance of 36 months, with supportive housing and case management services being provided by partner agencies
  - But HUD recognizes that the youth may not be financially self-sufficient to maintain affordable housing, especially in this housing market and may become homeless without continued assistance
  - Therefore, HUD encourages housing authorities to create a “move-on” preference so that the specialty youth voucher can be converted to a regular voucher
  - We have two youth that will be transitioning to a regular voucher at this time
  
- SEMAP

The attached letter confirms that HASLO has a waiver on submitting SEMAP for the fiscal year ending 9/30/22.





OFFICE OF PUBLIC AND INDIAN HOUSING

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
WASHINGTON, DC 20410-5000

March 29, 2022

Ms. Elaine Archer  
Director of Housing  
Housing Authority of the City of San Luis Obispo  
487 Leff Street  
San Luis Obispo, CA 93406

Dear Ms. Archer:

The Department of Housing and Urban Development (HUD) reviewed the Housing Authority of the City of San Luis Obispo (HASLO) request submitted pursuant to **Notice PIH 2021-34, “Expedited Regulatory Waivers for the Public Housing and Housing Choice Voucher (including Mainstream and Mod Rehab) Programs.”** The Notice provided instructions on the expedited processing of public housing authority (PHA) requests to continue to use specific regulatory waivers for the Public Housing and Housing Choice Voucher (HCV) (including Mainstream and Mod Rehab) programs impacted by the COVID-19 pandemic. The waivers you requested are marked “Yes” in column one on the table below.

***Background:***

*The Coronavirus Aid, Relief, and Economic Security (CARES) Act (Public Law 116-136) provided HUD with authority, in the context of the public health emergency, to waive statutes and regulations (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment) for the HCV and Public Housing programs. Most CARES Act waivers and alternative requirements contained in notice PIH 2021-14 (published May 5, 2021) expire on December 31, 2021; specific previously exercised HCV waiver approvals may extend into 2022. Notice PIH 2021-34 provides instruction on expedited waiver processing that would allow for PHAs to continue to use specific CARES Act regulatory waivers for the Public Housing and Housing Choice Voucher (including Mainstream and Mod Rehab) programs. It also provides for an expedited approval process for one new waiver in the Housing Choice Voucher Program related to payment standards that will help facilitate leasing, which was not part of the CARES Act waivers. The regulatory waivers covered under Notice PIH 2021-34 are stated in the chart below.*

HASLO’s application was submitted by an authorized official and included HASLO’s justifications for the waiver(s) to be granted. Notice PIH 2021-34 specifies that good cause justification must include: (a) why a PHA needs the waiver; (b) the impact on PHA operations or applicants if the waiver is not provided; and (c) the proposed waiver duration is limited to only the time necessary for a PHA to resume normal operations and not to exceed December 31, 2022.

Additionally, if requesting a waiver of Regulation 24 CFR § 982.503(b) Voucher Tenancy: New Payment Standard Amount, a PHA must certify that it meets one of the following good cause reasons (explained in further detail in Notice PIH 2021-34): (1) The PHA’s jurisdiction is in a Fair Market Rent (FMR) area identified by HUD to have significant rental market fluctuations, where an increase in the PHA’s payment standards up to 120 percent of the FMR may help the PHA more quickly respond to local circumstances (a list of these FMR areas is attached to Notice 2021-34); (2) Utilization Rate is lower than 98 percent for the current year-to-date or more than a 5 percent reduction between years 2019 and 2021; or (3) less than 85 percent of the PHA’s vouchers issued in the last six months have leased. If your PHA adopts this waiver, please notify [PIH\\_Expedited\\_Waivers@hud.gov](mailto:PIH_Expedited_Waivers@hud.gov) if it elects to change its payment standards back to the basic range between 90 and 110 percent based on the FY 2022 FMR.

After reviewing the waiver request(s) and considering HASLO’s stated justification(s) of good cause, HUD: (1) finds there is good cause to waive, and hereby waives, the regulations and/or requirements marked “APPROVED” in the “Waiver Status” column and/or (2) finds there is not good cause to waive, and therefore does not waive, the regulations and/or requirements marked “NOT APPROVED” in the “Waiver Status” column.

#### List of expedited regulatory waivers

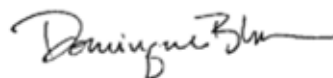
Waiver Requested	Waiver Status/Term Expiration	Waiver Name	Regulation	Summary of relief from HUD Requirements
Yes	APPROVED: Expiration 12/31/2022	Increase in Payment Standard During Housing Assistance Payment (HAP) Contract Term	24 CFR § 982.505(c)(4)	PHAs have the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination.
Yes	APPROVED: Expiration 9/30/2022	SEMAP Score	24 CFR § 985.105  24 CFR § 985.101	PHAs with a fiscal year end 3/31/22, 6/30/22, or 9/30/22, may request to waive the application of SEMAP in its entirety, only if the PHA has a SEMAP indicator affected directly or indirectly because of the disruption to PHA operations caused by its adoption of available CARES Act waivers.

Waiver Requested	Waiver Status/Term Expiration	Waiver Name	Regulation	Summary of relief from HUD Requirements
		Term of Voucher: Extensions of Term	24 CFR § 982.303(b)(1)	Allows PHAs to grant a family one or more extensions of the initial voucher term regardless of the policy described in the Administrative Plan. PHAs should ensure consistency with these requests and remain in compliance with the PHA's informally adopted interim standard.
		Homeownership: Max. Term of Assistance	24 CFR § 982.634(a)	Allows a PHA to extend homeownership assistance for up to one additional year.
Yes	APPROVED: Expiration 12/31/2022	Voucher Tenancy: New Payment Standard Amount	24 CFR § 982.503(b)	PHAs may request an expedited waiver to allow for establishment of payment standards from 111 to 120 percent of the FMR.

All waiver approvals are set to expire at the end of the term requested or December 31, 2022, whichever is earliest, unless an alternative limit is provided by HUD. If any provision of these waivers or their application to any HUD requirement is made invalid by PHA omission or is no longer needed due to changing circumstances, HUD reserves the right to revoke all or a portion of these waivers at any time.

Should you have any questions, please contact the Waiver Processing Team at [PIH\\_Expedited\\_Waivers@hud.gov](mailto:PIH_Expedited_Waivers@hud.gov).

Sincerely,



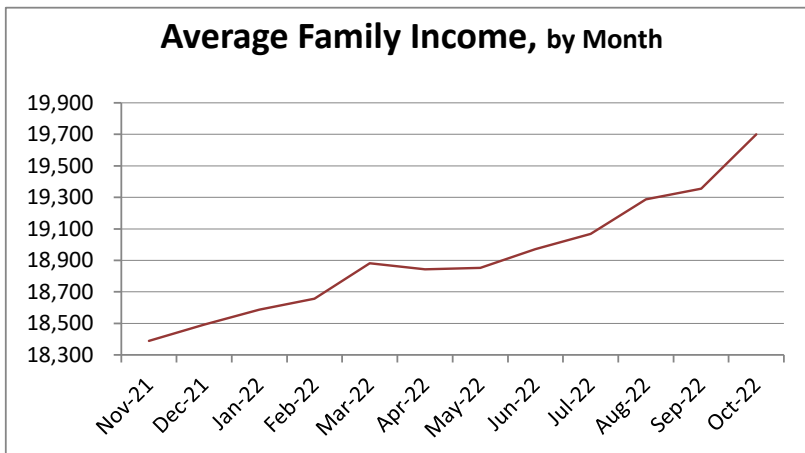
Dominique Blom  
General Deputy Assistant Secretary

# HASLO

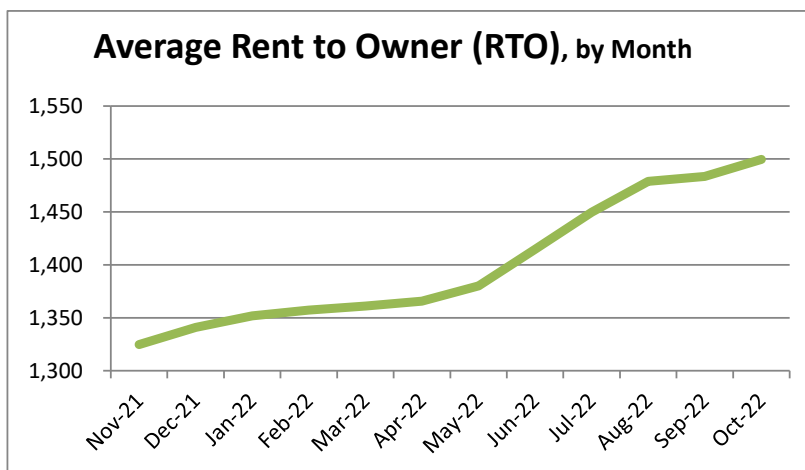
## Voucher Monthly Analysis (VMA)

### Rolling 12 months

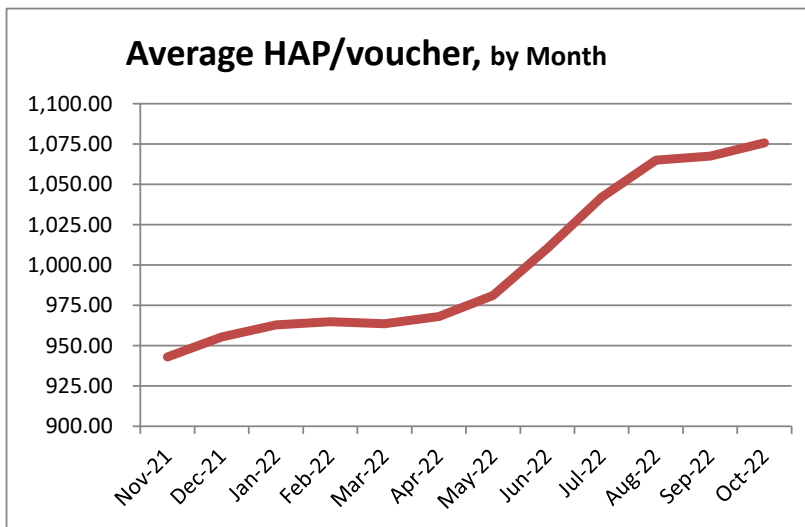
Note: includes Welcome Home Vouchers (EHV)



Average HH Income, 12 month % change: 7.1%



RTO, 12 month % change: 13.2%  
 (including new leases)  
 FMR Increase, as of 10/1/2021 (Fair Market Rents) 13.4%



Average HAP, 12 month % change: 14.1%

**Notes:**

- average HAP/voucher may differ from Finance submissions to HUD, due to timing/reporting differences
- represents averages across the programs/voucher types

**Housing Authority of San Luis Obispo**  
**Housing Choice Voucher Lease up and Funding Analysis**  
**November 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 2,222 general vouchers, 226 Veterans vouchers, and 47 Family Unification/Foster Youth Initiative vouchers for a total of 2,495 available vouchers. In addition, HASLO administers 153 Mainstream and 196 Emergency Housing Vouchers (EHV) that HUD considers as separate stand-alone programs for tracking and funding purposes.

Effective October 1<sup>st</sup> we have been awarded an additional 17 vouchers. These are regular vouchers and will not require any special tracking.

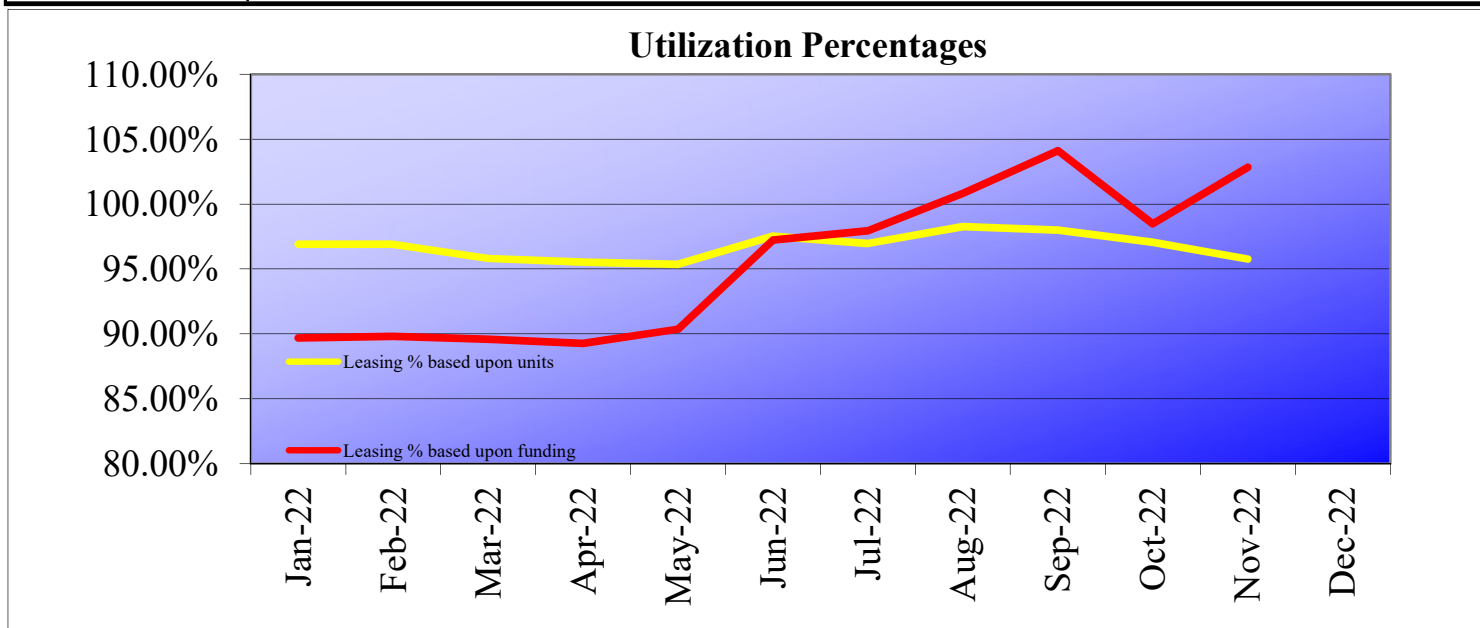
We are projecting that the Average Housing Assistance Payment (HAP) will increase materially as landlords become aware of the increases to the HASLO payment standard and request rent increases. The rental market continues to be very competitive, which is resulting in increasing market rents. We are applying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

The Mainstream voucher program continues to have strong leasing numbers. We have recently applied for 30 more Mainstream vouchers. We did not receive any of these vouchers in the first round of awards but remain hopeful we will receive some in subsequent awards.

Reserves remain strong at around \$2.4 million, which allow us to maintain a high lease up through the remainder of the year.

Housing Authority San Luis Obispo  
HCV Leasing Financial Analysis  
November 2022

	Unit Months Available	Unit Months Leased	Leasing % based upon units	ABA /HAP Funding Allocation	HAP Expenses Paid	Funding Surplus / (Shortfall)	Leasing % based upon funding	Per Unit HAP
January 2022	2,476	2,399	96.89%	\$ 2,547,469	\$ 2,284,512	\$ 262,957	89.68%	\$ 952
February 2022	2,477	2,400	96.89%	\$ 2,547,469	\$ 2,287,235	\$ 260,234	89.78%	\$ 953
March 2022	2,477	2,373	95.80%	\$ 2,547,469	\$ 2,282,009	\$ 265,460	89.58%	\$ 962
April 2022	2,478	2,367	95.52%	\$ 2,547,469	\$ 2,273,893	\$ 273,576	89.26%	\$ 961
May 2022	2,478	2,363	95.36%	\$ 2,547,469	\$ 2,302,139	\$ 245,330	90.37%	\$ 974
June 2022	2,478	2,417	97.54%	\$ 2,547,469	\$ 2,476,801	\$ 70,668	97.23%	\$ 1,025
July 2022	2,478	2,403	96.97%	\$ 2,547,469	\$ 2,495,174	\$ 52,295	97.95%	\$ 1,038
August 2022	2,478	2,435	98.26%	\$ 2,547,469	\$ 2,568,510	\$ (21,041)	100.83%	\$ 1,055
September 2022	2,478	2,428	97.98%	\$ 2,547,469	\$ 2,652,269	\$ (104,800)	104.11%	\$ 1,092
October 2022	2,495	2,422	97.07%	\$ 2,564,269	\$ 2,525,714	\$ 38,555	98.50%	\$ 1,043
November 2022	2,495	2,389	95.75%	\$ 2,564,269	\$ 2,637,132	\$ (72,863)	102.84%	\$ 1,104
December 2022								
<b>YTD</b>	<b>27,288</b>	<b>26,396</b>	<b>96.73%</b>	<b>\$ 28,055,759</b>	<b>\$ 26,785,388</b>	<b>\$ 1,270,371</b>	<b>95.47%</b>	<b>\$ 1,015</b>



NRA + Prog Reserve Balance (Excess HAP) as of 1/1/2022	\$ 1,030,563	YTD Voucher	YTD	
HAP Funding YTD:	\$ 28,055,759	Months	Vouchers	
HAP Expenditures YTD:	\$ 26,785,388	Available	Leased	
HAP Revenue (Fraud, FSS Forfeits) YTD:	\$ 211	Regular Vouchers	24,289	23,990 98.8%
Current Remaining NRA / Prog Reserve:	\$ 2,301,145	Veterans (VASH)	2,486	2,000 80.5%
Months in Reserves at Current Monthly Expense Levels	22.0	Family Unification	513	406 79.1%
Reserves as a Percentage of Budget Authority	7.5%	Total Vouchers	27,288	26,396 96.7%
Current Monthly Funding (a)	\$ 2,547,469			
Current Average HAP Payment (b)	\$ 1,104	Mainstream	1,683	1,631 96.9%
# of Units the Current Monthly Funding Would Support (a)/(b)	2,308	Emergency Housing	1,916	1,747 91.2%
# of Units Currently Leased	2,389			
Excess Units Leased, Current Month	81			
Current Year-to-Date Funding (a)	\$ 28,055,759			
Current Year-to-Date Average HAP Payment (b)	\$ 1,015			
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	27,648			
# of Unit-Mos Leased Year-to-Date	26,396			
Excess Unit-Mos Leased, Year-to-Date	(1,252)			

**Vacancy Summary  
as of 10/31/22**

	<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 09/30</u>
	<u>Current Month</u>	<u>Vacancy Loss Rolling 12 Month</u>		<u>of GPR</u>	<u>% of GPR</u>					
<b>**NOTE: All day counts include weekends**</b>										
<b><u>Tax Credit Properties</u></b> (rolling 12 months)										
860 on the Wye	\$0	\$1,395	\$250,620	0.97%	0.56%	40	10%	2	20	100%
Atascadero	\$1,798	\$8,670	\$246,031	0.88%	3.52%	66	21%	4	19	100%
Bishop Street Studios	\$130	\$5,944	\$486,660	1.78%	1.22%	50	6%	2	33	100%
Brizzolara	\$946	\$20,967	\$398,496	0.45%	5.26%	74	23%	7	30	100%
Carmel	\$0	\$2,915	\$260,868	0.91%	1.12%	-	16%	3	19	100%
Courtyard	\$319	\$5,517	\$577,884	2.00%	0.95%	25	20%	7	35	100%
DRT (Johnson)	\$15	\$5,702	\$562,044	0.40%	1.01%	38	13%	5	40	100%
Halcyon	\$0	\$3,075	\$261,960	2.00%	1.17%	53	10%	2	20	100%
Hidden Creek	\$467	\$4,868	\$1,162,920	0.40%	0.42%	22	11%	9	80	100%
Ironworks	\$0	\$10,492	\$796,982	4.54%	1.32%	48	11%	5	46	100%
RAD175/SLO Villages	\$2,324	\$9,289	\$2,804,988	5.00%	0.33%	26	5%	9	175	100%
Islay Hills (Ironbark)	\$1,268	\$10,683	\$292,884	0.29%	3.65%	67	20%	4	20	100%
Laurel (Marvin Gardens)	\$0	\$3,897	\$331,956	0.29%	1.17%	58	8%	2	24	100%
Pismo Buchon	\$1,732	\$8,133	\$163,992	0.29%	4.96%	79	36%	4	11	100%
Willow Walk	\$0	\$96	\$744,048	5.00%	0.01%	3	5%	2	39	100%
<b>Total, Tax Credit Properties</b>	<b>\$8,999</b>	<b>\$101,643</b>	<b>Average=</b>	<b>1.68%</b>	<b>1.78%</b>	<b>46</b>	<b>15%</b>	<b>4</b>		<b>100%</b>
<b><u>SLONP Properties</u></b> (rolling 12 months)										
Blue Heron	\$0	\$80	\$241,848	2.94%	0.03%	11	7%	1	14	100%
Empire	\$0	\$0	\$173,400	1.00%	0.00%	-	0%	0	13	100%
Ferrell	\$0	\$0	\$187,200	2.07%	0.00%	-	0%	0	8	100%
Macadero	\$975	\$29,954	\$328,200	2.58%	9.13%	98	32%	6	19	100%
Margarita	\$101	\$125	\$345,360	2.52%	0.04%	9	5%	1	21	100%
<b>Total, SLONP Properties</b>	<b>\$1,076</b>	<b>\$30,159</b>	<b>Average=</b>	<b>2.22%</b>	<b>1.84%</b>	<b>39</b>	<b>9%</b>	<b>2</b>		<b>100%</b>
<b><u>EIHC Properties</u></b> (rolling 12 months)										
Poinsettia	\$0	\$12,146	\$448,488	3.56%	2.71%	52	15%	3	20	100%
<b>Total, EIHC Properties</b>	<b>\$0</b>	<b>\$12,146</b>								
<b><u>50059/Other Properties</u></b> (rolling 12 months)										
Dan Law	\$0	\$0	\$131,400	2.54%	0.00%	-	0%	0	9	100%
Parkwood	\$0	\$20,643	\$639,948	4.00%	3.23%	80	12%	4	34	100%
<b>Total, 50059/Other Properties</b>	<b>\$0</b>	<b>\$20,643</b>	<b>Average=</b>		<b>1.61%</b>	<b>80</b>	<b>6%</b>	<b>2</b>		<b>100%</b>
	<b>\$10,075</b>	<b>\$164,591</b>	<b>Overall Average=</b>		<b>1.90%</b>	<b>47</b>	<b>12%</b>	<b>4</b>		<b>95%</b>
prior month	\$10,648		<b>Prior Month Overall=</b>		<b>1.90%</b>	<b>54</b>	<b>14%</b>	<b>4</b>		<b>92%</b>
% increase/(decrease)	-5%		<b>net change</b>		<b>0.00%</b>	<b>-7</b>	<b>-2%</b>	<b>0</b>		<b>3%</b>



November 8, 2022

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

**Family Self-Sufficiency Program (FSS):**

I was just informed Yardi will be updating our software to comply with the new changes this week, good news!

We have scheduled a meeting with all new FUP Voucher holders to attend a FSS Briefing. FUP Voucher holders who enroll in the FSS Program get an additional 24 months of housing assistance (original program is only for 36 months).

FSS Conference in Philadelphia was a success and an opportunity to network with others in the FSS field. I was able to meet with the HUD "FSS Guru", learn about Financial Trauma and Wealth Justice, heard from members of "Change the Narrative" women's fellowship and learned about coaching through the lens of trauma informed care (versus trauma aware).

**SERVICES:**

We are very busy with all things "holidays". We have a breakfast planned for the veterans at 860 on the Wye. We are getting out information regarding the Grass Roots Thanksgiving meal, We are receiving "wish lists" back from the children in our housing units and working with Cal Poly to fulfill those requests. There is also the opportunity for residents to attend the Nutcracker through SLO Civic Ballet and still working with Passport to the Arts to give residents the opportunity to see plays/performances at the PAC.

Here are a few photos from last month's events at Courtyard at the Meadows and South Hills Crossing:





Development Update			
Date of Update	11/9/2022		
DEVELOPMENT			
	PROJECT	ACTION	NOTES/GOALS
	Anderson Hotel	Feasibility	Tank closure permit issued. Stantec, Pacific Petroleum coordinating removal with City of SLO 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 and technical difficulty does not allow for traditional design-bid-build
		Financing	All financing has been committed to the project Merritt Capital has been selected as the Investor
		Relocation	We are working with the consultant to address HCD comments on our relocation plan. Mannikins Tailoring will be permanently displaced
		Construction	Work will begin in March of 2023
	Project HomeKey	Construction	Close to having phase 3 funds committed. Two contractors will be on site completing all the work by 6/2023
	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 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	Project deemed complete. Planning Commission hearing scheduled for 11/16.
	RAD Conversion	Financing	Working on placed in service package Project will require an additional TEFRA hearing to be scheduled this December
	Toscano Site	Construction	Project broke ground on 1/10. Being managed by Hosanna Wendt Framing and rough MEPs to continue on buildings 1, 2 and 3, wrapping buildings 4 and 5 Project is on schedule and on budget
	Office	Logistics	Working with Braff on HASLO requirements for temporary space. Lease signed. Temporary move target is early January
		Design Development	Plans are in plan check
		Construction	Project is out to bid, expect numbers by middle of December. Construction start anticipated around mid-January
	2655 Shell Beach Road	Strategy	26 units of senior housing, co-developing with Pacific Development Group
		Financing	All funds committed, working to close the project by early December
		Construction	Bids received. NK Builders is low but 900K over budget, working to close the gap. Our Partner has agreed to split the overage.
	405 Atascadero Road	Construction	Rough grade complete, northern retaining wall has been poured and backfilled Framing and rough MEPs ongoing Caltrans has delayed noncritical path work and has requested to explore their right of way for items of cultural significance Delay with switchgear might delay the occupancy of the project, project is on budget
	736 Orcutt Road	Strategy	40+ units of special needs housing, built around the old house
		Entitlements	Project is approved
		Financing	TCAC application planned for July 2023, submitting local funding applications
	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
		Entitlements	Fully approved
		Financing	Submitted MHP application to the State, tax credit application planned for 2023

	279 Bridge Street		
		Strategy	94 units of large family/senior mixed use housing
		Financing	Phased TCAC applications beginning in 2023
		Permitting	Phase 1 scheduled for initial building submittal in fall
	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		
		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
	Frontage Road Nipomo		
		Strategy	Partnership with Abbott   Reed to develop a 10 acre neighborhood of mixed-income rental housing of which, 70 doors will be for low income people.
		Entitlements	CUP application is expected to be submitted by the end of the year.

# HASLO Development Outlook

Month	2023														
	Nov.	Dec.	Jan.	Feb.	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	
Anderson Hotel Reno 9% 68 Units Special Needs	Tax Credit Award/Closing														
	Permitting														
	Construction														
405 Atascadero 9% 36 Large Family Units	Construction Phase														
											Lease-Up		Qualified Occupancy		
Toscano 9% 38 Large Family Units	Construction Phase														
							Lease-Up				Qualified Occupancy				
Office	Permitting														
	Construction Phase														
Shell Beach Road 9% 26 Senior Units	Tax Credit Award/Closing														
	Construction Phase														
Oak Park 9% 68 Large Family Units	Raise Funding/Tax Credit Application									Tax Credit Award/Closing					
Bridge Street 9% 94 Senior/Large Family Units	Raise Funding/Tax Credit Application									Tax Credit Award/Closing					
1422 Monterey 9% 105 Senior/Large Family Units	Entitlements								Raise Funding/Tax Credit Application						
736 Orcutt 9% 40 Special Needs Units	Raise Funding/Tax Credit Application									Tax Credit Award/Closing					
Frontage 4% 70 Senior/Family Units	Concepts Discussed/PSA														
	Entitlements								Raise Funding/Tax Credit Application						
Victoria Yard Site 9% 30+ Large Family Units															
	Entitlements														
PHK Shelter/Perm Housing	Construction Phase														
									Lease-Up						



**RESOLUTION NO. 31 (2022 SERIES)**

**RESOLUTION AUTHORIZING TELECONFERENCE (VIRTUAL) MEETINGS OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SAN LUIS OBISPO (HASLO) PURSUANT TO THE RALPH M. BROWN ACT, AS AUTHORIZED BY ASSEMBLY BILL 361 (CALIFORNIA GOVERNMENT CODE SECTION 54953)**

**WHEREAS**, on March 4, 2020, Governor Newsom issued a Proclamation of State of Emergency in response to the COVID-19 pandemic; and

**WHEREAS**, the proclaimed state of emergency remains in effect; and

**WHEREAS**, on March 17, 2020, Governor Newsom issued Executive Order N-29-20 that suspended the teleconferencing rules set forth in the California Open Meeting law, Government Code section 54950 et seq. (the “Brown Act”), provided certain requirements were met and followed; and

**WHEREAS**, on June 11, 2021, Governor Newsom issued Executive Order N-08-21 that clarified the suspension of the teleconferencing rules set forth in the Brown Act, and further provided that those provisions would remain suspended through September 30, 2021; and

**WHEREAS**, on September 16, 2021, Governor Newsom signed AB 361, allowing legislative bodies subject to the Brown Act to continue meeting by teleconference until January 1, 2024, if the legislative body determines that meeting in person would present imminent risks to the health or safety of attendees, and further requires that certain findings be made by the legislative body every thirty (30) days; and

**WHEREAS**, California Department of Public Health and the federal Centers for Disease Control and Prevention (“CDC”) caution that the Omicron variant of COVID-19, currently the dominant strain of COVID-19 in the country, is more transmissible than the original SARS-CoV-2 variant of the virus, and that even fully vaccinated individuals can be infected and may spread the virus to others resulting in rapid and alarming rates of COVID-19 cases and hospitalizations; and

**WHEREAS**, holding in person meetings would present imminent risks to the health or safety of attendees.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners that:

1. The proclaimed state of emergency continues to impact the ability of Commissioners, staff, and the public to meet safely in person, and meeting in person would present imminent risks to the health or safety of attendees.

2. Staff is directed to return at its next regularly scheduled meeting with an item for the Board of Commissioners to consider making the findings required by AB 361 to continue meeting under its provisions.

On motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and on the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

The foregoing Resolution was duly adopted and passed this 17th day of November, 2022.

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**JAY C. BECK, CHAIRMAN**

**SEAL:**

**ATTEST:**

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**SCOTT SMITH, SECRETARY**

**RESOLUTION NO. 32 (2019 SERIES)**

**RESOLUTION APPROVING AMENDMENTS TO THE HOUSING AUTHORITY OF SAN LUIS OBISPO’S ADMINISTRATIVE PLAN FOR A PREFERENCE FOR FOSTER YOUTH INIATIVE (FYI) AND FAMILY UNIFICATION PROGRAM-YOUTH (FUP-Y)**

**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 Foster Youth Initiative (FYI) under PIH Notice 2020-28, amended by PIH Notice 2021-26; and

**WHEREAS**, HASLO has been awarded Family Unification Program Vouchers, some of which have been allocated to Youth; and

**WHEREAS**, as required by statute, a youth with a specialty program voucher may only receive housing assistance for a maximum of 36 months; and

**WHEREAS**, a youth being assisted by an FYI voucher may continue to need the voucher to provide for stable and affordable long-term housing after the expiration of 36 months; and

**WHEREAS**, to facilitate this transition, PHAs may choose to create a preference in their regular HCV program for persons whose FUP youth assistance is expiring and will have a lack of adequate housing as a result of their termination from the program; and

**WHEREAS**, the section 8 waiting list will remain continuously open for this preference for youth who have reached the maximum of 36 months of assistance under the specialty voucher program; and

**NOW THEREFORE BE IT RESOLVED** that the Board of Commissioners approves the set-aside of Housing Choice Vouchers for Youth that have reached the 36 months of assistance, 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 17<sup>th</sup> day of November, 2022.

\_\_\_\_\_  
**JAY C. BECK, CHAIRMAN**

**SEAL:**

**ATTEST:**

\_\_\_\_\_  
**SCOTT SMITH, SECRETARY**