

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/948010581>

You can also dial in using your phone: (786) 535-3211

Access Code: 948-010-581

TIME: 12:00 P.M.

12:00 PM	REGULAR MEETING	TELECONFERENCE
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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 OCTOBER 15, 2020**
 Approve the Minutes of the Regular Board of Commissioners Meeting of October 15, 2020.
- C2. HOUSING CHOICE VOUCHER (SECTION 8)**
- C3. PROPERTY MANAGEMENT REPORTS**
- C4. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**

DISCUSSION ITEM

1. **COLLECTION LOSS**

RECOMMENDED ACTION: Adopt Resolution 17 (2020 Series) Writing Off Collection Losses for Period Ending October 30, 2020.

2. **CONSTRUCTION & DEVELOPMENT REPORT**

CLOSED SESSION

Closed session, pursuant to section 54956.8

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APN 001-137-013, 001-137-015
Agency Negotiators: Scott Smith, Executive Director
Ken Litzinger, Director of Finance
Negotiating Parties: The Housing Authority of the City of San Luis Obispo (HASLO)
Rossetti Company representing seller (not present)
Under Negotiation: The Negotiators' authority regarding the price.

ADJOURNMENT

The next Regular Meeting will be held on December 17, 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 11:00 A.M. ON NOVEMBER 16, 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.

MINUTES

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

October 15, 2020

CALL TO ORDER

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, October 15, at 12:02 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, Steinberg, Crotser
ABSENT: Commissioners Odenthal, Gillett, Boyer
STAFF: Scott Smith, Ken Litzinger, Elaine Archer, Sandra Bourbon, Michael Burke, Michelle Pedigo, and Vicky Connerley

PUBLIC COMMENT:

Jim Rendler (no comment; present for Closed Session Item #1)

EXECUTIVE DIRECTOR'S REPORT:

HASLO applied for an additional 75 Mainstream Vouchers in September. We still have not received confirmation of our request. We anticipate being approved because we have utilized 100% of our previous allotment of Mainstream Vouchers. The additional vouchers will be awarded by the end of the calendar year.

Tuesday night the Pismo Beach Planning Commission unanimously approved our project in Shell Beach.

12:06 P.M. Commissioners Gillett and Boyer now present.

CONSENT AGENDA:

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF SEPTEMBER 17, 2020**
- C2. HOUSING CHOICE VOUCHER (SECTION 8)**
- C3. PROPERTY MANAGEMENT REPORTS**
- C4. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**

Chair Beck thanked Ken Litzinger, Finance Director, for providing detailed financial statements to Commissioner Gillett and himself. He noted the Resident Services report provided welcome news. Chair Beck received an update from Elaine Archer, Director of Housing Management, on the RAD relocation process.

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

DISCUSSION ITEMS:

1. NIPOMO SENIOR HOUSING

Ken Litzinger, Director of Finance, requested changes to the resolution so that the dollar amounts are preceded by the words, "not to exceed," and to include the Director of Finance as authorized to take any necessary actions.

ACTION TAKEN: A motion to adopt **Resolution No. 15 (2020 Series) Approving the Nipomo 40 Senior Affordable Housing Development and authorizing its Executive Director or designee to execute and take all needed actions in consultation with Authority's Special Counsel relative to entering into a Ground Lease, Gap Loan, Property Management Agreement, Guaranty Agreement, Purchase Option and Right of First Refusal Agreement and any other agreements for the purpose of constructing, maintaining and operating the Nipomo 40 Senior Affordable Housing Project** with the changes as outlined by Director of Finance Ken Litzinger was made by Commissioner Boyer, seconded by Commissioner Crotser, and approved on the following roll call vote:

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

2. HASLO FIVE-YEAR ANNUAL PLAN

Chair Beck asked if there was any comment from the public about the Annual Plan; there was none. Commissioner Gillett requested the addition of another goal to the Five-Year Annual plan to create a framework to guide HASLO regarding inclusion and diversity equity. The Commissioners agreed to develop a diversity task force which would include Commissioner Gillett, Commissioner Steinberg, and Elaine Archer, Director of Housing Management.

ACTION TAKEN: A motion to adopt **Resolution No. 16 (2020 Series) Adopting the Housing Authority of San Luis Obispo's Annual and Five-Year Plan** with the addition of the diversity goal was made by Commissioner Beck, seconded by Commissioner Gillett, and approved on the following roll call vote:

AYES: Commissioners Beck, Gillett, Boyer, Crotser, Steinberg, Souza

NOES: None

ABSENT: Commissioner Odenthal

ABSTAINED: None

3. PROJECT HOMEKEY – UPDATE

Executive Director Scott Smith updated the Commissioners regarding Project Homekey, a collaboration between HASLO, Peoples' Self-Help Housing (PSHH) and El Camino Homeless Organization (ECHO). The goal of Project Homekey, funded by the State of California, is to quickly purchase hotels and motels for use during COVID to get homeless and at-risk populations out of camps and congregate settings. The Motel 6 in Paso Robles is willing and able to sell. There is a November 10 deadline to close escrow. The City of Paso Robles has \$800,000 in HEAP (Homeless Emergency Aid Program) funding that had been obligated to build a homeless shelter, but that project fell through. The City Council will vote to put that money towards Project Homekey.

1:03 P.M. Chair Beck announced that we were going into closed session.

1:04 P.M. Commissioner Gillett, Elaine Archer, and Sandra Bourbon now absent.

CLOSED SESSION:**1. Closed session, pursuant to section 54956.8****CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Property: APN 001-137-013, 001-137-015

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

Negotiating Parties: The Housing Authority of the City of San Luis Obispo (HASLO)
Rossetti Company representing seller (not present)

Under Negotiation: The Negotiators' authority regarding the price.

1:39 P.M. Jim Rendler now absent.

1:53 P.M. Michael Burke and Vicky Connerley now absent.

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

1:19 P.M. Chair Beck announced that the closed session had ended and we were back in regular session.

The Commission authorized staff to continue due diligence on the property and provided an amount not to exceed for the purchase.

There being no further business, the meeting was adjourned at 2:07 p.m.

Respectfully submitted,

Scott Smith, Secretary

Executive Summary

Housing Choice Vouchers (“Section 8”)

- COVID-19 Related Actions:
 - We continue to evaluate how and when to re-start biennial HQS inspections. The current waiver from HUD is that they need to be done within one year of the original due date.
 - We are currently interviewing for an HCV Manager to take over the day-to-day oversight of the section 8 program and department. It is increasingly important to maximize our HAP funding, balancing between regular vouchers and special purpose vouchers; the number of PBV vouchers and affiliated properties adds a level of complexity to managing the lease-up of vouchers.

- Waiting List Lease-up Activity:
 - Comparative success rates for the waiting list for the last 5 years is shown below.
 - We have started to rent-up from the 2020 waiting list – the initial priority is for families affected by COVID or who can rent-in-place with their current landlord
 - During COVID, applicants are being given more time to search for housing, if they are turning in search records to verify their search for housing
 - A brief analysis was done of race and ethnicity for the successful applicants on the waiting list.

Year	Lottery Size	Leased-up	% Leased	Rent-in-Place % of Leased-up	Race	Ethnicity
					% white of leased-up	% Hispanic of leased-up
2015	500	133	26%	did not track	70%	29%
2017	250	97	38%	28%	67%	39%
2018	500	203	40%	30%	75%	28%
2018-Fall	250	76	30%	pending	80%	30%
2020	250	8	3%		100%	25%
				<i>County statistics</i>	<i>89%</i>	<i>23%</i>

- Average Housing Assistant Payment (HAP) Analysis –
 - We are seeing some encouraging signs with the voucher program in terms of average family income and average HAP
 - Average family income has almost recovered to the pre-COVID levels
 - The average HAP increased this month, as well as the rent-to-owner due to an increase in the rent to tax credit landlords. With back-to-back increases in the tax credit rents over the last few years, the tax credit landlords were being paid less on a section 8 contract than the maximum tax credit rents. Appropriate adjustments were made for most of the tax credit landlords in the community as of Oct 1st

- Mainstream Voucher Activity
 - We hope to hear any day about a new award of mainstream vouchers. In the meantime, we continue to have some previous applicants look for housing with their voucher and a few more were successful this month

- FUP Voucher Activity (Family Unification Program)
 - We continue to process applicants for this program and they are successfully leasing up

- Net voucher Activity for the year is shown in the chart below.
 - We continue to see strong lease-up of new vouchers, with only a small decline in the current month compared to previous months

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

Year	Month	New Leases	End of Participation	Net Change/ Month
2019	November	57	-18	39
2019	December	12	-25	-13
2020	January	38	-19	19
2020	February	23	-14	9
2020	March	23	-25	-2
2020	April	31	-19	12
2020	May	42	-11	31
2020	June	32	-23	9
2020	July	33	-17	16
2020	August	35	-18	17
2020	September	30	-15	15
2020	October	24	-15	9
Totals for last 12 months		380	-219	161
<i>average change/month</i>		32	-18	
<i>annualized % turnover statistic</i>			9.0%	
<i>2019 ytd turnover %:</i>			10.7%	

- 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

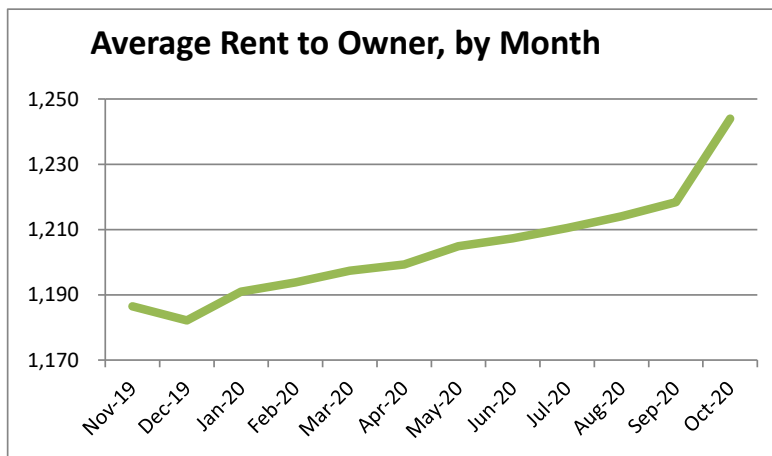
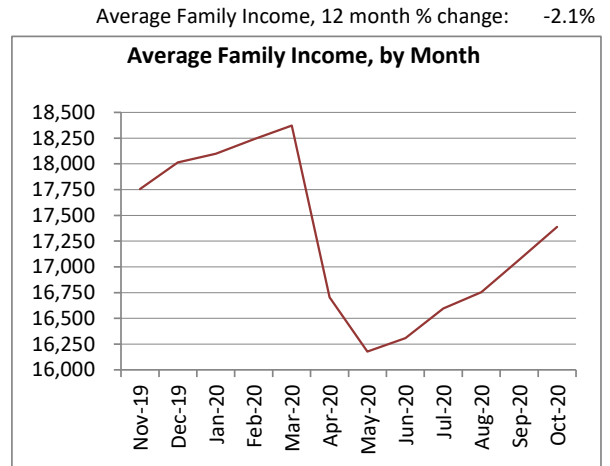
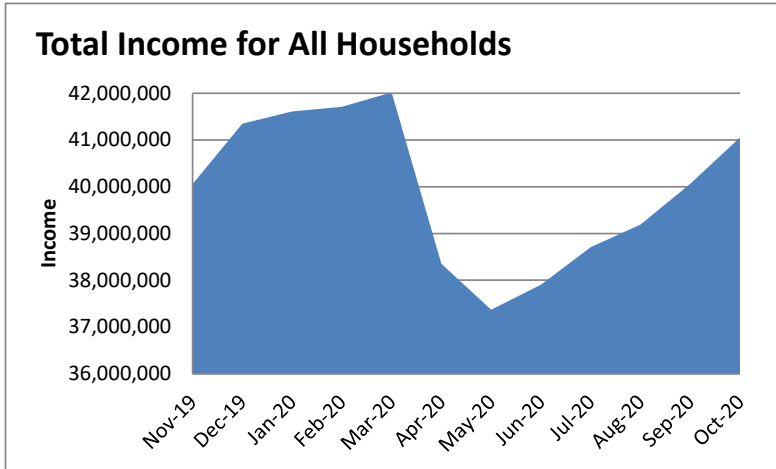
Vouchers, by Program Type
Trend Analysis Report
as of 10/31/2020

	HUD Ctrct	TOTAL	# of Leased Participants, by voucher size						avg HAP	avg HAP	%	Notes
	Maximum # Units		Leased	Studio	1 bd	2 bd	3 bd	4 bd	5 bd	Curr Mo	pre-COVID	
HCV & TPV	1,738	1,717	10	1,064	401	201	37	4	\$900	\$814	10.6%	
RAD	175	105	8	11	31	35	18	2	\$818	\$713	14.7%	(vacant units held for for relocation)
PBV	308	304	22	102	84	84	12		\$817	\$760	7.5%	
	2,221	2,126										
VASH	201	162	1	132	16	11	2		\$731	\$684	6.9%	
PBV-VASH	25	25		23	2				\$694	\$726	-4.4%	
FUP	38	31		2	15	13	1		\$1,390	\$1,182	17.6%	
Mainstream	78	83	3	69	6	4	1		\$900	\$320	181.3%	
	342	301										
	2,563	2,427	44	1,403	555	348	71	6	\$855	\$796	7.4%	
distribution by voucher size			2%	58%	23%	14%	3%	0.2%				

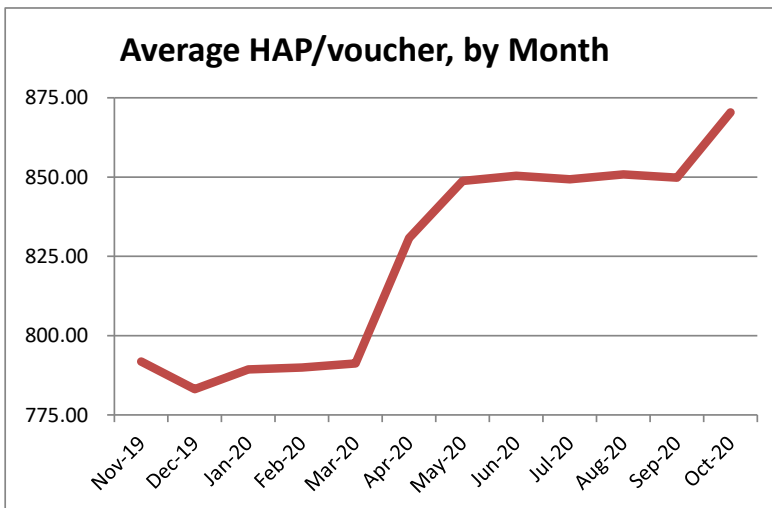
HASLO

Voucher Monthly Analysis (VMA)

Rolling 12 months

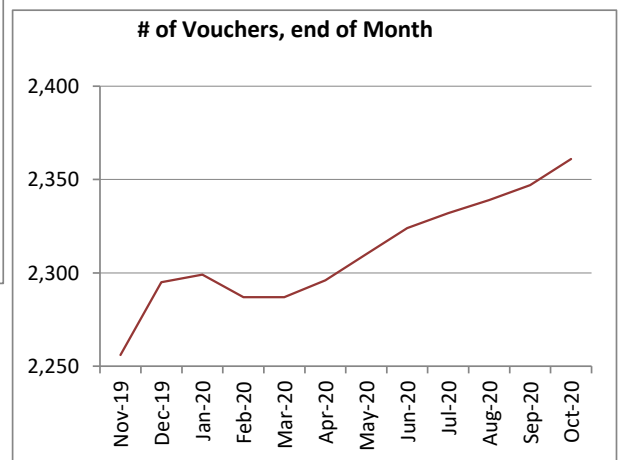


RTO, 12 month % change: 4.8%



Average HAP, 12 month % change: 9.9%

of HH members assisted, beg of year: **4,327**
 # of HH members assisted, end of 12 months: **4,500**
 % change: 4%



average # of vouchers, per household analysis: 2,311
 (monthly average over the last 12 months)

SEMAP Indicators Report

As of October 31, 2020

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

Current SEMAP Indicator Information

Most Recent SEMAP Indicator Information

Reporting Rate as of October 31, 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	2375	09/20	33	21	2363	2396	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
2494	20

[\[+\] 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 percentages shown in red & bold.) 0

Number of Families in Current Database	Number of Rent Discrepancies
1645	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
590	589

[\[+\] 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.)

8

Number of Families in Current Database	Number of Late Inspections
2044	168

[\[+\] 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	69	0	44	69

[\[+\] 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:
 - ✓ We are developing plans to replace batteries and filters before winter weather arrives. Notices have been delivered to tenants and they have been provided with the option to opt out if they have COVID-related concerns.
 - ✓ Staff and tenants will be asked to complete a COVID-health questionnaire prior to entering any units
 - ✓ Security Deposit repayment plans for SLO Villages tenants continue to be placed on hold
 - Deferral of rents for COVID related reasons
 - ✓ Several tenants have returned the required certification that their ability to pay rent has been affected by COVID
 - Vacancies
 - ✓ There was a significant decline in vacancy loss as units were filled this month
 - ✓ We are increasing the intake for new tenants for the Anderson residential units, though units are continuing to turn over.
 - Courtyard at the Meadows and Halcyon Collective Lease-up Activities
 - ✓ Courtyard at the Meadows –
 - The next phase for move-in is January 2021
 - Maintenance
 - ✓ Emergency work orders continue to be addressed
 - RAD
 - ✓ Weekly planning meetings are held for the project, focusing on areas such as:
 - All but two of the properties either under renovation or completed
 - ✓ Feedback from tenants is very, very positive
 - 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
 - ✓ Community rooms have been closed in compliance with the COVID-19 requirements

November 11, 2020

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

FSS:

Continued outreach, case management and annual assessments. The below chart is as of 10-31-2020.

	Sandra	Traci	TOTAL
Active	37	32	69
New contracts added this month	0	1	1
Graduates this grant period	4	4	8
Terminated for Non-Compliance / Contract Expired / Voluntary Withdrawal within this grant period	1	0	1
Active participants who have ported out this grant period	0	0	0
Increase in Earned Income this month	198,594	225,337	423,931
Increase in Tenant Payment (TTP) this month	4,092	4,955	9,047
Total Escrow Accounts	26	18	44
New Escrow Accounts this grant period	2	4	6
Percentage of participants with an Escrow Account this month	70.27%	56.25%	63.77%
Total Escrow Account balance	151,530	110,173	261,703
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	44,919	92,820	137,739

*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 - 6/30/2020 (sb) \$25,294 – 7/31/2020 (sb) \$2,677 – 8/31/2020 (tw) \$25,054
 *FSS terminations: 7/31/2020 (sb) \$850 forfeited/contract expired

SERVICES:

Good news, we have found a great fit for our department and are in the process of offering the Resident Services Assistant position to our top applicant this week. We are excited to have her enthusiasm and energy to help serve our residents.

All staff continue to work a combination of remotely and in the office. Remote Learning Center activities and homework help/tutoring continue to be available with directions through the monthly calendars. We also continue to collaborate with outside agencies to provide services to our residents.

Sad news, we have lost one of our original 860 on the Wye residents. He was found in his unit earlier this week. This has been hard for Resident Services staff as we have worked closely with this resident for 3+ years. He was always willing to help out whenever asked and was the self-proclaimed “watchdog” over the Community Garden as his unit was directly above with a perfect view. He will be missed and hopefully we can do something to honor him once we are over this pandemic.

Resident Services put on an Appreciation Meal for our veterans at 860 on the Wye earlier this week. We all pitched in cooking, meals were packed in to go containers and then delivered door to door (a few photos attached). All of the residents were appreciative and thankful.

Resident Services continues to stay extremely busy assisting Property Management in the Tenant Selection Process for all vacancies. Currently prioritizing SLO Villages and Courtyard at the Meadows.



RESOLUTION NO. 17 (2020 SERIES)

**RESOLUTION WRITING OFF COLLECTION LOSSES
FOR PERIOD ENDING OCTOBER 30, 2020**

WHEREAS, it is determined there are delinquent accounts due to charges resulting from terminations of residency; and

WHEREAS, little or no payments have been made on these accounts and that payment is not likely within the next year. Collection efforts will be continued but the balances should be written off of the Housing Authority's current receivables.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of San Luis Obispo, that the sum of **\$1,887.74** shall be written off as a collection loss as of October 30, 2020. Exhibit A, which is attached, details the individual accounts which are to be written off.

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 19th day of November, 2020.

JAY C. BECK, CHAIRMAN

SEAL:

ATTESTS:

SCOTT SMITH, SECRETARY

RESOLUTION NO. 17 (2020 SERIES)

EXHIBIT A

Summary of delinquent accounts to be written off for period ending October 30, 2020.

<u>PROGRAM</u>	<u>TENANT NAME</u>	<u>TERM DATE</u>	<u>AMOUNT</u>
Anderson Apt.	Michael Lawler	Deceased	\$ 175.00
	Paul Croshier	Deceased	681.00
	David Brock	Deceased	461.74
	Professional Nails	4/30/20	345.00
		<u>Anderson Total</u>	<u>\$ 1,662.74</u>
Law Apts.	Richard Alan Winn	Deceased	\$ 50.00
		<u>Law Apts. Total</u>	<u>\$ 50.00</u>
Parkwood	Judith Hibner	6/25/18	\$ 175.00
		<u>Parkwood Total</u>	<u>\$ 175.00</u>
TOTAL AMOUNT TO BE WRITTEN OFF.....			<u>\$ 1,887.74</u>

Development Update



Date of Update	11/12/2020		
DEVELOPMENT	PROJECT	ACTION	NOTES/GOALS
	Motel 6	Acquisition	Purchase with State Homekey funds, 12/2/2020 acquisition date.
		Strategy	Partnership with PSHHC and Echo to house a vulnerable tenant population, 120+ rooms.
		Financing	492K needs to be spent prior to 12/31/2020. HASLO and PSHHC working on work scope.
	Cleaver Site, Grover	RFP Response	Partnership with PSH for 40 units of affordable housing
			Proposal submitted to City of Grover Beach
	1422 Monterey	Acquisition	12/2020 acquisition date
		Strategy	Partnership with Jim Rendler, 100+ units of mixed-use housing
		Financing	Mixed financing or large family housing tax credits
	RAD Conversion	Construction	Upham, Olive Branch, Highland, Puerta Del Sol Apartments, Southwood and Harris are complete. 478 High, Toro Gardens, Royal Way, Palm View, Augusta and Arbor Place are under construction.
	The Courtyard	Construction	Two buildings are fully occupied. Two buildings remain under construction, shooting for January occupancy.
		Financing	Contingency will be exhausted, requiring additional funds from outside sources or developer fee
	Toscano Site	Site control	Deeded to HASLO
		Entitlements	Project is approved.
		Financing	TCAC 9% application planned for 3/21
	Office	Entitlements	Received Planning Commission approval on 6/10/20
	Nipomo Senior 40	Strategy	Co-development with HACSB and related party GC
		Strategy	40 units of senior housing
		Financing	Going through the readiness process, preparing for construction 12/2020
	2655 Shell Beach Road	Acquisition	Purchase agreement has a sunset for entitlements by 10/31/20, have requested one extension applicable to purchase price.
		Strategy	20+ units of senior housing, co-developing with Pacific Development Group
		Entitlements	Through the local appeal process, waiting the Coastal Commission queue.
		Financing	TCAC 9% application planned for 3/21
	405 Atascadero Road	Entitlements	Project is approved.
			Working with Tribes to determine appropriate mitigation measures
		Strategy	35 units of large family housing, co-developing with Jim Rendler
		Financing	TCAC 9% application was not selected for credits. Planning on submitting 3/21
	736 Orcutt Road	Strategy	30+ units of special needs housing, built around the old house
		Entitlements	Pre-conceptual package discussed with City
		Financing	TCAC application planned for 3/22
	2690 Victoria	Strategy	30+ units of large family mixed use housing on the former maintenance yard site
		Entitlements	Responding to ARC comments, planning to resubmit to ARC asap.
		Financing	TCAC large family application planned for 3/22
	700 N. Oak Park	Strategy	60+ units of large family mixed use housing, Donald DeChance Owner
		Site acquisition	Passed first DD milestone, onto the second DD milestone.
		Entitlements	Pre-conceptual package discussed with City Council, all approve of the project moving forward.
		Financing	TCAC large family application
	279 Bridge Street	Strategy	100+ units of large family/senior mixed use housing, Devin Gallagher Owner
		Site acquisition	Obtained preliminary City feedback as part of DD, working towards obtaining soils data prior to first DD milestone.
		Financing	Phased TCAC applications
	Iron Works Mixed-Use	Construction	Hired NK Builders. We are through rough grading.



Bridge Street Affordable Housing