

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/297140797>

You can also dial in using your phone: (224) 501-3412

Access Code: 297-140-797

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 SEPTEMBER 17, 2020**
Approve the Minutes of the Regular Board of Commissioners Meeting of September 17, 2020.
- C2. HOUSING CHOICE VOUCHER (SECTION 8)**
- C3. PROPERTY MANAGEMENT REPORTS**
- C4. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**

DISCUSSION ITEMS

- D1. NIPOMO SENIOR HOUSING – AUTHORIZATION OF VARIOUS AGREEMENTS INCLUDING GROUND LEASE, PROPERTY MANAGEMENT, OPTION/RIGHT OF FIRST REFUSAL, GUARANTEES AND OTHER AGREEMENTS NECESSARY TO START CONSTRUCTION.** These are the standard lender/investor agreements that HASLO authorizes prior to the start of construction of each Low-Income Housing Tax Credit project. This project is scheduled to start construction in November, but no later than December 2020.

RECOMMENDED ACTION: 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

- D2. HASLO FIVE-YEAR ANNUAL PLAN – REVIEW, CONSIDER, COMMENT AND APPROVE RESOLUTION NO. 16**

This is a public hearing for the Commission to consider the draft Five-Year Annual Plan, receive public comment, and adopt the final Five-Year Annual Plan. The Plan must be submitted to HUD no later than October 18th, 75 days prior to January 1, 2021. HUD provided this revised due date because of COVID-19; normally the five-year annual plan is due 75 days prior to the commencement of our fiscal year.

RECOMMENDED ACTION: 1) Receive Public Comment; and 2) Adopt Resolution 16 (2020 Series) Adopting the Housing Authority of San Luis Obispo’s Five-Year Annual Plan.

- D3. PROJECT HOMEKEY – UPDATE**

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.

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

PUBLIC EMPLOYMENT

ADJOURNMENT

The next Regular Meeting will be held on November 19, 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 OCTOBER 12, 2020, PRIOR TO THE 72-HOUR NOTICING REQUIREMENT.



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

**** DRAFT ****

MINUTES

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

September 17, 2020

CALL TO ORDER

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, September 17, at 12:04 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, Boyer, Souza, Steinberg, Crotser
ABSENT: Commissioners Gillett, Odenthal
STAFF: Scott Smith, Ken Litzinger, Elaine Archer, Sandra Bourbon, Michael Burke, and Michelle Pedigo

PUBLIC COMMENT:

None.

EXECUTIVE DIRECTOR'S REPORT:

The Executive Director reported that this month's agenda focuses on adoption of the annual budget, which will be presented by our Finance Department. Additionally he reported that HASLO applied for 75 additional Mainstream Vouchers, and is hopeful to receive an award. Mainstream Vouchers are restricted to households that are homeless or at-risk of homelessness, disabled, and non-senior.

12:09 P.M. Commissioner Gillett now present.

CONSENT AGENDA:

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF AUGUST 20, 2020**
- C2. HOUSING CHOICE VOUCHER (SECTION 8)**
- C3. PROPERTY MANAGEMENT REPORTS**
- C4. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**
- C5. CONSTRUCTION AND DEVELOPMENT REPORT**

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

DISCUSSION ITEMS:

1. PAYMENT STANDARD

ACTION TAKEN: A motion to adopt **Resolution No. 12 (2020 Series) Authorizing a Change in the Housing Authority of San Luis Obispo's Payment Standard** was made by Commissioner Gillett, seconded by Commissioner Steinberg, and approved on the following roll call vote:

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

2. HASLO ANNUAL BUDGET

Commissioner Gillett requested full detailed financial statements.

ACTION TAKEN: A motion to adopt **Resolution 13 (2020 Series) Adopting HASLO's Annual Budget for the Fiscal Year October 1, 2020, through September 30, 2021** was made by Commissioner Gillett, seconded by Commissioner Crotser, and approved on the following roll call vote:

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

ACTION TAKEN: A motion to adopt **Resolution 14 (2020 Series) Approving Operating Budget and Certifications Listed on Form HUD-52574 Attached Project CAL 64-A Fiscal Year Ending September 30, 2021** was made by Commissioner Gillett, seconded by Commissioner Crotser, and approved on the following roll call vote:

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

12:55 P.M. Chair Beck announced that we were going into closed session.

CLOSED SESSION:

Closed session, pursuant to section 54956.8

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APN 002-431-007
Agency Negotiators: Scott Smith, Executive Director
Ken Litzinger, Director of Finance
Negotiating Parties: The Housing Authority of the City of San Luis Obispo (HASLO)
955 Partnership (not present)
Under Negotiation: The Negotiators' authority regarding the price.

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

There was no action to report on the closed session item.

There being no further business, the meeting was adjourned at 1:19 p.m.

Respectfully submitted,

Scott Smith, Secretary

Executive Summary

Housing Choice Vouchers (“Section 8”)

- COVID-19 Related Actions:
 - We are beginning 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.
 - The new staff attended online Housing Specialist training this month
 - With the CARES funding and set-aside funding we will be starting intake on the 2020 waiting list and will be issuing additional set-asides to our agency partners

- Waiting List Lease-up Activity:
 - Comparative success rates for the waiting list for the last 4 years is shown below. There are still 15 families from the 2018-Fall who are searching for housing.

Year	Lottery Size	Leased-up	% Leased	Rent-in-Place % of Leased-up
2015	500	133	26%	did not track
2017	250	97	38%	28%
2018	500	203	40%	30%
2018-Fall	250	76	30%	to be analyzed
2020	250	0	0%	beginning intake

- 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 been increasing every month and is showing steady signs of increases since May
 - The average HAP continues to hold steady, though at a higher rate since pre-COVID
- Mainstream Voucher Activity
 - We have applied for additional mainstream vouchers – HUD is making awards on a rolling basis until the end of the year and we are hopeful that we will hear relatively soon about an award of additional vouchers
 - We have 22 remaining applicants searching for housing – we have not cancelled them at this time, pending an approval for the additional vouchers
- 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
 - The lease-up in October 2019 was due to the acquisition of the PBV units for public housing and these will drop off the analysis next month

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	October	129	-11	118
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	33	-17	16
2020	September	24	-9	15
Totals for last 12 months		477	-208	269
<i>average change/month</i>		<i>40</i>	<i>-17</i>	
<i>annualized % turnover statistic</i>			<i>8.7%</i>	
<i>2019 ytd turnover %:</i>			<i>10.7%</i>	

- 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

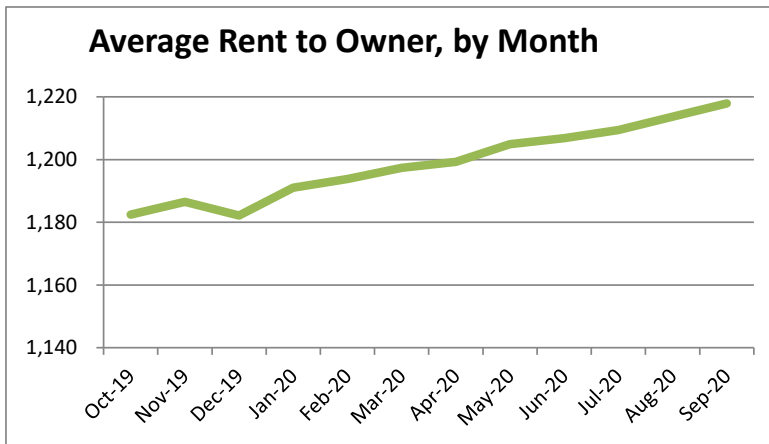
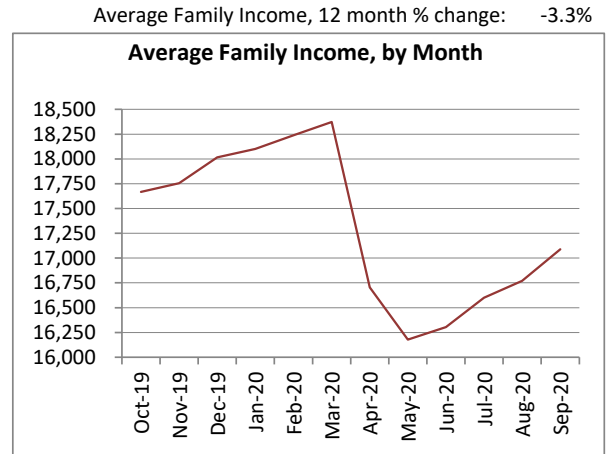
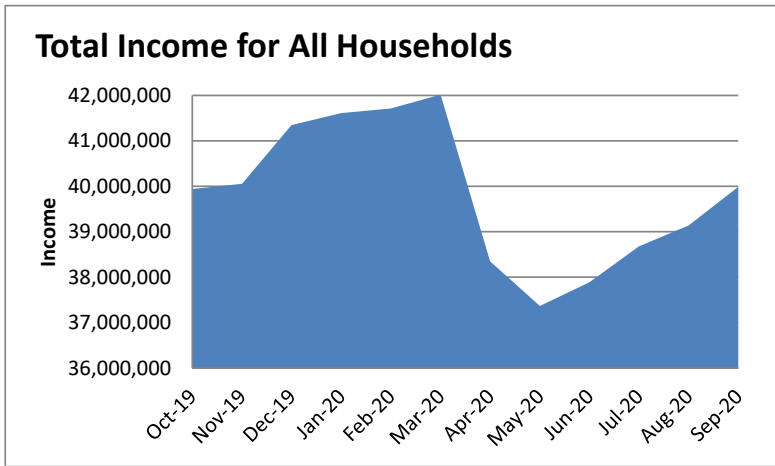
Vouchers, by Program Type
Trend Analysis Report
 as of 09/30/2020

	HUD Ctrct		# of Leased Participants, by voucher size						avg HAP	avg HAP	%
	Maximum # Units	TOTAL Leased	Studio	1 bd	2 bd	3 bd	4 bd	5 bd	Curr Mo	pre-COVID	chge
HCV & TPV	1,738	1,710	9	1,059	403	200	35	4	\$877	\$814	7.7%
RAD	175	103	8	11	31	34	17	2	\$758	\$713	6.3%
PBV	308	305	22	104	86	81	12		\$827	\$760	8.8%
	2,221	2,118									
VASH	201	151		124	16	9	2		\$740	\$684	8.2%
PBV-VASH	25	24		22	2				\$714	\$726	-1.7%
FUP	38	29		2	14	12	1		\$1,418	\$1,182	20.0%
Mainstream	78	84	3	69	7	4	1		\$867	\$320	170.9%
	342	288									
	2,563	2,406	42	1,391	559	340	68	6	\$855	\$796	7.4%
<i>distribution by voucher size</i>			2%	58%	23%	14%	3%	0.2%			

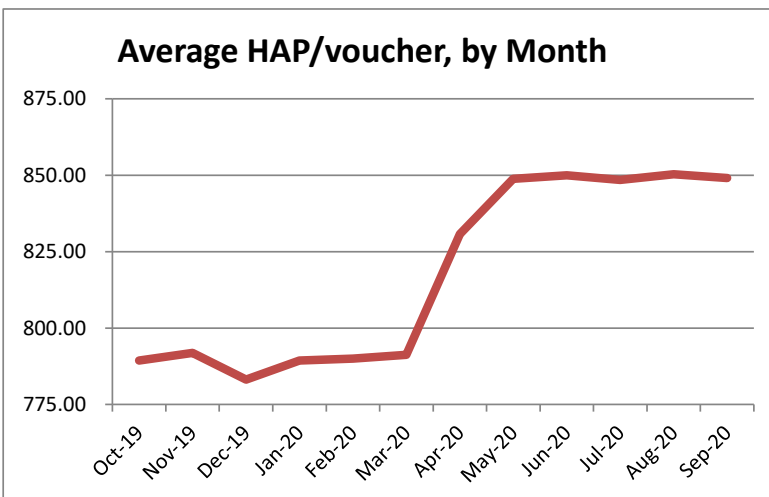
HASLO

Voucher Monthly Analysis (VMA)

Rolling 12 months

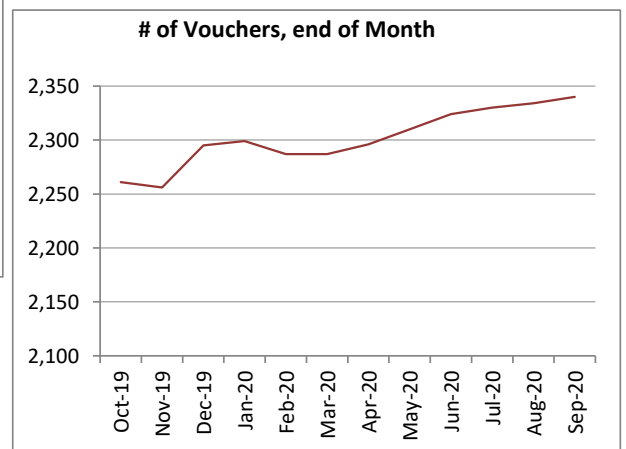


RTO, 12 month % change: 3.0%



Average HAP, 12 month % change: 7.6%

of HH members assisted: 4,445



SEMAP Indicators Report

As of September 30, 2020

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

Current SEMAP Indicator Information

Most Recent SEMAP Indicator Information

Reporting Rate as of September 30, 2020

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	2358	08/20	31	20	2347	2380	100

Indicator 9: Annual Reexaminations

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

Percent of Families with reexaminations overdue (%) (Percentage includes all reexaminations more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points. Percentages shown as red and bold result in reduced SEMAP scores.)	0
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Number of Families in Current Database	Number of Late Reexaminations
2474	11 – Waiver in place from CARES Act

[\[+\] 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
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Number of Families in Current Database	Number of Rent Discrepancies
1874	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
606	605

[\[+\] 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.)

6

Number of Families in Current Database	Number of Late Inspections
2030	120 – Waiver in place from CARES Act

[\[+\] Families with annual HQS inspections overdue](#)

**Indicator 13:
Lease-Up**

Note: This data is not currently available.

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

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

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

Number of Mandatory Slots (#)*	Number of Families Enrolled (#)	Percent of Families Enrolled (%)	Number of Families with Progress Report and Escrow Balances (#)	Percent of Families with Progress Report and Escrow Balances (%)
0	68	0	45	70

[\[+\] Families enrolled in Voucher FSS Program](#)

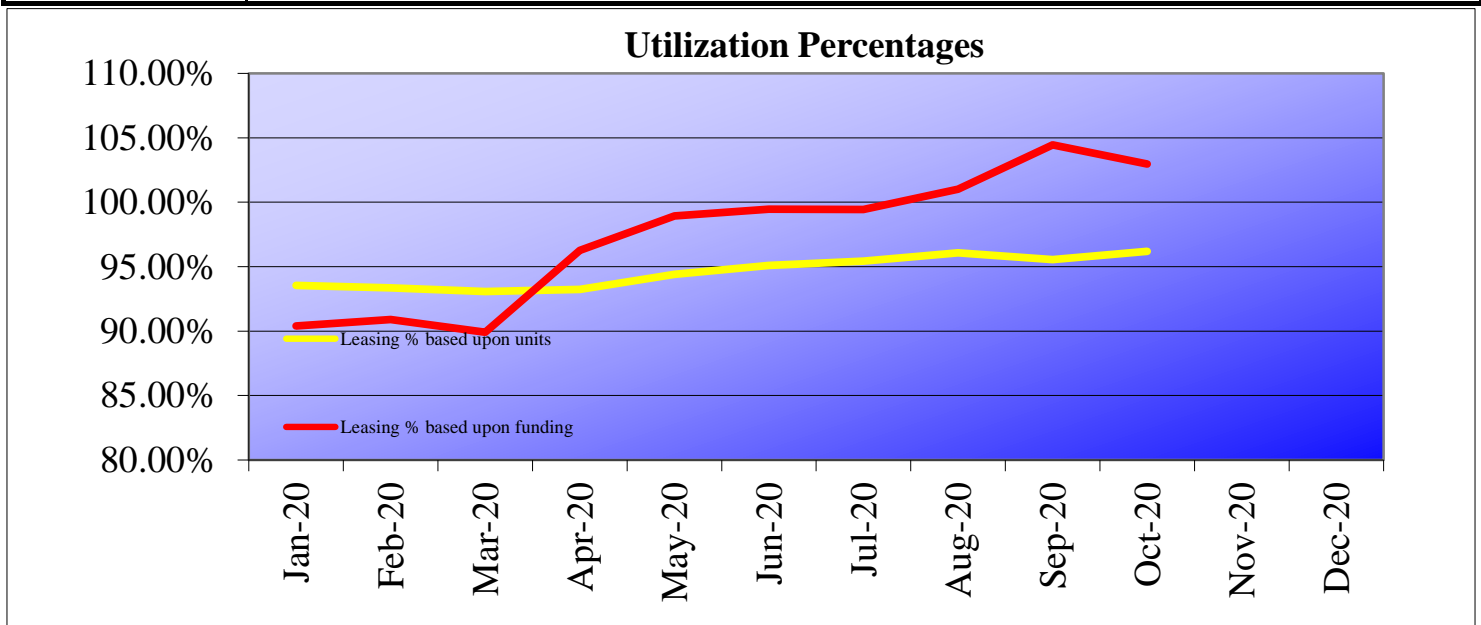
[\[+\] Families completing FSS Contract](#)

* - 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 San Luis Obispo
HCV Leasing Financial Analysis
October 2020

	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 2020	2,469	2,310	93.56%	\$ 2,055,967	\$ 1,858,839	\$ 197,128	90.41%	\$ 804.69
February 2020	2,469	2,305	93.36%	\$ 2,055,967	\$ 1,868,759	\$ 187,208	90.89%	\$ 810.74
March 2020	2,469	2,298	93.07%	\$ 2,055,967	\$ 1,848,614	\$ 207,353	89.91%	\$ 804.44
April 2020	2,469	2,302	93.24%	\$ 2,055,967	\$ 1,979,402	\$ 76,565	96.28%	\$ 859.86
May 2020	2,469	2,331	94.41%	\$ 2,055,967	\$ 2,034,185	\$ 21,782	98.94%	\$ 872.67
June 2020	2,469	2,348	95.10%	\$ 2,055,967	\$ 2,044,728	\$ 11,239	99.45%	\$ 870.84
July 2020	2,469	2,356	95.42%	\$ 2,055,967	\$ 2,044,622	\$ 11,345	99.45%	\$ 867.84
August 2020	2,469	2,372	96.07%	\$ 2,055,967	\$ 2,076,572	\$ (20,605)	101.00%	\$ 875.45
September 2020	2,469	2,359	95.54%	\$ 2,055,967	\$ 2,147,509	\$ (91,542)	104.45%	\$ 910.35
October 2020	2,469	2,375	96.19%	\$ 2,055,967	\$ 2,116,772	\$ (60,805)	102.96%	\$ 891.27
November 2020								
December 2020								
YTD	24,690	23,356	94.60%	\$ 20,559,672	\$ 20,020,002	\$ 539,670	97.38%	\$ 857.17

\$(50.00)
-2.18%



NRA + Prog Reserve Balance (Excess HAP) as of 1/1/2020	\$ 1,162,031	YTD Voucher	YTD	
HAP Funding YTD:	\$ 20,559,672	Months	Vouchers	
HAP Expenditures YTD:	\$ 20,020,002	Available	Leased	
HAP Revenue (Fraud, FSS Forfeits) YTD:	\$ -	Regular Vouchers	22,050	21,425 97.2%
Current Remaining NRA / Prog Reserve:	\$ 1,701,701	VASH Vouchers	2,260	1,729 76.5%
Months in Reserves at Current Monthly Expense Levels	82.6	Family Unification	380	202 53.2%
Reserves as a Percentage of Budget Authority	6.9%	Total Vouchers	24,690	23,356 94.6%
Current Monthly Funding (a)	\$ 2,055,967			
Current Average HAP Payment (b)	\$ 891	Mainstream	654	559 85.5%
# of Units the Current Monthly Funding Would Support (a)/(b)	2,307			
# of Units Currently Leased	2,375			
Excess Units Leased, Current Month	68			
Current Year-to-Date Funding (a)	\$ 20,559,672			
Current Year-to-Date Average HAP Payment (b)	\$ 857			
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	23,986			
# of Unit-Mos Leased Year-to-Date	23,356			
Excess Unit-Mos Leased, Year-to-Date	(630)			

Executive Summary
Property & Asset Management

- Key Priorities for the Property Management team continue to be:
 - COVID-19 Related Activities:
 - ✓ We issued the appropriate notice to 36 tenants with unpaid rent, in accordance with AB3088 and the guidance issued by the CDC. This is less than 5% of all of our tenants. The new regulations require tenants to submit a form back to the landlord to certify that they have a COVID-related loss of income or increase in expenses and must pay at least 25% of the rent due from Sept/2020 through Jan/2021 (this is an oversimplification of the requirements – they are, in fact, more complex). However, we do not foresee that we will be taking any adverse actions with respect to unpaid rent.
 - ✓ Security Deposit repayment plans for SLO Villages tenants continue to be placed on hold.
 - Deferral of rents for COVID related reasons
 - ✓ 23 tenants in total had requested a COVID-deferral for one or more months – the analysis is being updated since we needed to issue letters to 36 tenants with unpaid rent – we are working with tenants to identify funding that may be available to assist them with unpaid rents
 - ✓ At least 3 tenants with COVID-related rent balances were selected in the 2020 waiting list lottery and will be issued a voucher
 - Vacancies
 - ✓ There was a significant decline in vacancy loss as units were filled this month
 - ✓ Appropriate procedures are being followed to ensure social distancing is maintained
 - ✓ An interview space has been created in the lobby, with plexiglass dividers to facilitate applicant interviews
 - Courtyard at the Meadows and Halcyon Collective Lease-up Activities
 - ✓ Courtyard at the Meadows –
 - All of the units were rented up by the deadline of Sept 30th
 - New tenants are very excited to be moving into such a beautiful property
 - The challenge will be that the property continues to be a job-site for Buildings A and D through January 2021
 - ✓ Halcyon Collective –
 - All of the units have been rented and the tenants have moved in!

- Maintenance
 - ✓ Annual physical inspections continue to be on hold during COVID-19 restrictions. We are beginning to hold planning meetings with HQS to see how we can work together to inspect our own units
 - ✓ Emergency work orders are being addressed

- RAD
 - ✓ Weekly planning meetings are held for the project, focusing on areas such as:
 - All but two of the properties are either under renovation or completed
 - ✓ Feedback from tenants is very, very positive
 - ✓ Tenants have been very resilient and cooperative, and satisfied with their temporary lodging arrangements

- 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
 - ✓ The County has re-opened playgrounds and we will be sending out notices to tenants

October 7, 2020

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

FSS:

Continued outreach, case management and annual assessments. The below chart is as of 09-30-2020.

	Sandra	Traci	TOTAL
Active	36	31	67
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	232,253	222,615	454,868
Increase in Tenant Payment (TTP) this month	4,912	4,714	9,626
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%	58%	66%
Total Escrow Account balance	145,065	105,377	250,442
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

I wanted to highlight a few areas that show our FSS participants are starting back to work and on the road to success. Since last month we have had over \$130,000 increase in earned income and an increase of over \$3,500 in the portion our participants pay towards their rent.

SERVICES:

We are still in the process of recruiting and interviewing for a Resident Services Assistant. 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. Some other remote services we are offering and/or referring out are:

- SLO County-Tobacco Control Program: Tobacco cessation
- Dignity Health: Nutrition and diabetes education
- Sesloc Credit Union and SDCCU: Financial wellness
- Eckerd (Adult and Youth): Employment services
- SLO County-Oral Health: Dental screenings
- Food Bank of SLO: Weekly food distributions, Seniors Farmers Market, Breakfast Bags for youth
- Parent Connection of SLO County: Parenting classes
- Wilshire-Hospice: Support groups

Resident Services continues to work with Property Management in the Tenant Selection Process for all vacancies.

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

RESOLUTION NO. 15 (2020 SERIES)

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO 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

WHEREAS, the Housing Authority of the City of San Luis Obispo (the "Authority") is authorized by Chapter 1 (commencing with Section 34200) of Part 2 of Division 24 of the Health and Safety Code of the State of California, as amended (the "Act") to prepare, carry out, acquire, lease, finance and operate housing projects for persons of low income and to enter into agreements for the purpose of developing and providing financing for the development of multifamily rental housing facilities located within the jurisdiction of the Authority; and

WHEREAS, the Authority hereby finds and declares that it is necessary, essential and a public purpose for the Authority to enter into a variety of agreements necessary to obtain the necessary funding to acquire and construct a 40-unit senior affordable residential rental housing project located at Mary Street, Nipomo, County of San Luis Obispo, California ("Property") and known as the Nipomo 40 Senior Affordable Housing Project ("Project"); and

WHEREAS, San Luis Obispo Nonprofit Housing Corp, a California nonprofit public benefit corporation, is the managing general partner of Nipomo 40, L.P., a California limited partnership (the "Partnership"); and

WHEREAS, the Project has received an allocation of Low-Income Housing Tax Credits from the California Tax Credit Allocation Committee to construct the Project; and

WHEREAS, in furtherance of the Project, the Authority shall enter into a fully prepaid Ground Lease ("Ground Lease") with the Partnership wherein the Authority agrees to ground lease the Property to the Partnership for the total sum of \$2,000,000; and

WHEREAS, the Authority shall enter into an Affordable Housing Loan Agreement (Nipomo 40 Project-Gap Loan) and associated loan documents with the Partnership in the principal amount of \$2,000,000 to provide permanent financing for the Project ("HASLO Loan"); and

WHEREAS, in furtherance of the Project, the Authority and the Partnership shall enter into a Property Management Agreement whereby the Partnership shall appoint the Authority to act as agent to manage, operate, maintain, lease and rent the Project ("Property Management Agreement"); and

WHEREAS, in furtherance of the Project the Authority deems it necessary to enter into a Guaranty Agreement, Purchase Option and Right of First Refusal Agreement and other agreements (collectively, "Partnership Documents") and (ii) if required by limited partner due to tax reasons or to facilitate the Authority acting as a guarantor, the Authority is authorized to form and serve as a member of a to be formed limited liability company ("LLC"); and

WHEREAS, in furtherance of the Project, the Authority shall enter into a Reciprocal Access Easement Agreement (“Easement Agreement”) whereby the Authority and the adjacent property owners shall grant reciprocal access easements for the benefit of each parties’ respective property; and

WHEREAS, the Ground Lease, HASLO Loan, Partnership Documents, Property Management Agreement and Easement Agreement have been placed on file with the Authority prior to this meeting and are available for public inspection and review; and

WHEREAS, the Authority has determined that the approval of this Resolution and the acts authorized herein are exempt from the California Environmental Quality Act pursuant to California Public Resources Code sections 21159.21, 21159.23 and 21159.24; and

WHEREAS, the Authority hereby finds and declares that this Resolution is being adopted by the Authority pursuant to the powers granted under the Act.

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

1. The Authority hereby finds and declares that the above recitals are true and correct.
2. The Authority hereby approves the Project and the transactions and documents contemplated herein.
3. The Authority hereby authorizes Authority’s Executive Director or his designee to take all needed actions, including execution and delivery, in consultation with Authority’s Special Counsel relative to (i) the Ground Lease, (ii) the HASLO Loan, (iii) Partnership Documents, (iv) the Property Management Agreement, (v) Easement Agreement and (vi) any other agreements for the purpose of constructing, maintaining and operating the Project.
4. That the Executive Director is directed to prepare and file a Notice of Exemption with the County Clerk.

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 15th day of October 2020.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																				
A.1	<p>PHA Name: _____ Housing Authority of the City of San Luis Obispo _____ PHA Code: ___CA064_____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="203 1304 1463 1942"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. The mission of HASLO is to serve the housing needs of low, very low and extremely low-income households throughout San Luis Obispo County through a variety of programs that include the development of new housing and preservation of existing housing, combined whenever possible with programs that promote client self-sufficiency.
B.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. SEE ATTACHED PAGES
B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. SEE ATTACHED PAGE
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. SEE ATTACHED PAGES
B.5	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. SEE ATTACHED PAGES
B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Prior to the start of the Plan Period HASLO disposed of it's Public Housing through the RAD Demonstration Program, and consequently the RAB no longer exists. The draft Plan was published on HASLO's website soliciting comments and a public hearing was held with 45 –day advance noticing. All comments and suggestions were considered in the adoption of the final Plan. (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
B.7	Certification by State or Local Officials. Form HUD 50077-SL , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

NARRATIVE B2-B4

B2. Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

1. **Goal: Expand the Supply of Affordable Housing**

San Luis Obispo County has one of the most severe affordable housing problems in California. The “housing affordability gap” (disparity between incomes and housing costs) is large, and additionally the region struggles with a 1.7% rental housing vacancy rate, one of the lowest in the state.

Objective: HASLO on its own and through partnering with for-profit and non-profit organizations will pursue development opportunities and resources that increase the supply of affordable housing. These resources include Low-Income Housing Tax Credits, Home and CDBG funds, City Affordable Housing Funds, Inclusionary Zoning land donations, San Luis Obispo County Housing Trust Fund, State funding and Project Based Vouchers.

The following are some of the properties we anticipate developing during the Plan period. Each site is currently owned or controlled by HASLO.

Nipomo	40	senior
Toscano	38	family
Courtyard	36	family- in construction
Monterey St	100	mixed income family & senior
Bridge Street	80	family & senior
Morro Bay	35	family
Arroyo Grande	65	family
Paso	113	homeless
Orcutt Rd	40	homeless
Victoria St	40	mixed
Broad St Mixed Use	9	mixed income
Leff St New Office Construction	13,000 s.f.	
TOTAL New Housing	596	Units added

2. Goal: HASLO will work to preserve existing affordable housing

Objectives

- a. Complete rehabilitation work on former public housing converted to non-public housing under the RAD Program. 14 scattered sites. 175 units.
- b. Rehabilitate and preserve older tax credit and non-tax credit properties throughout San Luis Obispo County. Estimate 80 units.

3. Goal: Maximize Housing Choice Voucher Program Utilization

Objectives

- a. Maintain average utilization rate of at least 98%
- b. Maintain Payment Standard that is competitive and enables clients to lease housing
- c. Maintain good relationships with landlord community.
- d. Apply and obtain additional HCV HAP and Voucher commitments whenever possible in order to increase the number of households served and decrease the long wait for assistance.
- e. Consider utilization of a limited number of HCV as project based vouchers if necessary to increase rental options for very low income families, as well as to provide housing choice in high cost, low vacancy, job center communities. Currently the lack of rental housing supply, competition for scarce vacant units, and significant inflation in rental costs are the largest barriers to HCV utilization.

4. Goal: Promote self-sufficiency of assisted households

Objective: Continue to pursue and utilize HUD Self-Sufficiency grant funds to operate a family self-sufficiency program. Additionally, continue to support a services program that assists special needs and “at risk” assisted households through case management and coordination with collaborative social service agencies, including CAPSLO (Community Action Partnership), America’s Job Center, Tri-Counties Regional Center, Restorative Partners, Transitions Mental Health/County Mental Health & Drug and Alcohol, and Veterans Services Center.

5. Goal: Continue to support the Continuum of Care efforts and the 10 Year Plan to End Homelessness in order to reduce homelessness

Objective: Pursuant to PIH NOTICE 2013-15 continue to explore collaborative opportunities with key services providers, such as CAPSLO, ECHO (El Camino Homeless Organization), 5 Cities Homeless Coalition, Transitions Mental Health, Rise, Women’s Shelter Program, and Restorative Partners.

6. Goal: Maintain positive community relations and effective working collaborations with business, local government and non-profit community.

Objective: Maintain positive community relations and provide regular educational opportunities to the community through ongoing staff participation in various committees and task forces, including chamber of commerce, Mayor’s advisory committee, law enforcement roundtables, school SAFE programs, the countywide Housing Coalition (business, labor and non-profits), Homeless Services Oversight Council, and others.

B3. Progress Report – Previous Plan

- a) Expand supply of Housing

HASLO has been involved in developing and/or financing the following projects that increase the supply of affordable housing:

- a. Bishop Street Studios – completed – San Luis Obispo
 - b. Courtyard at the Meadows – in construction – San Luis Obispo
 - c. Toscano Apartments – entitlements obtained – San Luis Obispo
 - d. Morro Bay Apartments – entitlements obtained – MB
 - e. Nipomo Senior Housing – entitlements obtained, financing awarded
 - f. Oak Park Phases 1, 2, 3, 4 all completed – Paso Robles
 - g. Courtland Apartments - completed – Arroyo Grande
 - h. Moylan Terrace Homeownership - completed - San Luis Obispo
 - i. South Street Apartments – completed - San Luis Obispo
 - j. Halcyon Apartments – 90% complete - Arroyo Grande
 - k. 860 on the Wye Homeless Vets Housing – completed – San Luis Obispo.
 - l. Ironworks Apartments - completed – San Luis Obispo
 - m. Rolling Hills Apartments II completed – Templeton
- b) Housing Preservation
- a. HASLO completed the RAD conversion/exit out of the Public Housing Program in August 2019. Rehabilitation work was performed throughout the remainder of the year and will be 50% complete in December 2020.
 - b. 3 Small scattered site LIHTC older properties were preserved through major renovation, and recording of a new 55 year affordability restriction.
 - c. HASLO utilized its power of eminent domain to negotiate purchase of an extremely low income elderly/disabled property proposed for sale and conversion to market rate by over-reaching tax credit investors (SunAmerica/AIG Insurance Group).
- c) Maximize Housing Choice Voucher Utilization
- HASLO maintained a utilization rate of over 99%. HASLO increased our voucher count by applying and receiving new awards of VASH Vouchers, Mainstream Vouchers, Family Unification Vouchers.
- d) Promote Family Self-Sufficiency
- HASLO was successfully awarded funds under the HUD consolidated self-sufficiency grants (public housing and HCV). The program operated very successfully. FFS graduates appeared whenever possible at HASLO Commission meetings to receive their graduation certificates, escrowed funds, and “tell their story”.
- e) Continuum of Care Support
- HASLO was appointed by the County Board of Supervisors to the Homeless Services Oversight Council (SLOC Continuum of Care) to oversee implementation of the 10 Year Plan to End Homelessness. HASLO sits on the Executive Committee and chairs the Housing Committee.
- f) Administrative Process Updates
- Online applications were added to the Housing Choice Voucher Program, as well as many of the affordable housing rental communities.

g) Business and Community Collaboration

HASLO participated on numerous task forces, committees and boards, including the Chamber of Commerce Economic Development Committee and Housing Task Force, the Mayor's Advisory Committee, the SLO County Housing Coalition, the Housing Trust Fund Loan Committee, and the Supportive Housing Consortium.

B4. Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic **violence**, dating violence, sexual assault, or stalking.

HASLO has adopted VAWA policies that protect both applicants and participants. HASLO policies include emergency transfer plans, lease addendums incorporating VAWA protections, and removal of the abuser or perpetrator from the household. **A copy of HASLO's policies and programs around VAWA is attached to this Plan.** This is distributed and reviewed with both applicants and participants/tenants.

B5. Significant Amendment or Substantial Deviation/Modification

HASLO defines "significant amendment or substantial deviation/modification" as when one of the major policies outlined in the Plan is reversed or eliminated.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, _____, the Supervising Planner, Housing and Economic Development

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the City of San Luis Obispo

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

_____ County of San Luis Obispo

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The PHA Plan is consistent with the CP because it increases and maintains affordable housing stock through development of both new and rehabilitated rental housing units for very-low. Additionally, the PHA Plan seeks to decrease homelessness through special programs directed at the homeless population. These are two of the top goals in the CP identified through numerous community outreach meetings. With respect to AI consistency, the PHA prioritizes development of new affordable housing in neighborhoods and census tracts that promote deconcentration of poverty and race. Additionally, the PHA provides housing counseling and information to all Housing Choice Voucher recipients regarding Fair Housing as well as info on low-income and minority concentrations to further fair housing choice by recipients. The PHA sends all staff to annual Fair Housing training, and works closely with California Rural Legal Assistance to pursue complaints regarding Fair Housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Supervising Planner, Housing and Economic Development

Signature

Date



HOUSING AUTHORITY OF SAN LUIS OBISPO

Notice of Occupancy Rights under the Violence Against Women Act²

To all Tenants and Applicants

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women, but are available equally to all individuals regardless of sex, gender identity, or sexual orientation.³ The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that HASLO is in compliance with VAWA. This notice explains your rights under VAWA. A HUD-approved certification form is attached to this notice. You can fill out this form to show that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, and that you wish to use your rights under VAWA.”

Protections for Applicants

If you otherwise qualify for assistance under HASLO's programs, you cannot be denied admission or denied assistance because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Protections for Tenants

¹ The notice uses HP for housing provider but the housing provider should insert its name where HP is used. HUD's program-specific regulations identify the individual or entity responsible for providing the notice of occupancy rights.

² Despite the name of this law, VAWA protection is available regardless of sex, gender identity, or sexual orientation.

³ Housing providers (HP's) cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

If you are receiving assistance under **HASLO's programs**, you may not be denied assistance, terminated from participation, or be evicted from your rental housing because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Also, if you or an affiliated individual of yours is or has been the victim of domestic violence, dating violence, sexual assault, or stalking by a member of your household or any guest, you may not be denied rental assistance or occupancy rights under the program solely on the basis of criminal activity directly relating to that domestic violence, dating violence, sexual assault, or stalking.

Affiliated individual means your spouse, parent, brother, sister, or child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control); or any individual, tenant, or lawful occupant living in your household.

Removing the Abuser or Perpetrator from the Household

HASLO may divide (bifurcate) your lease in order to evict the individual or terminate the assistance of the individual who has engaged in criminal activity (the abuser or perpetrator) directly relating to domestic violence, dating violence, sexual assault, or stalking.

If HASLO chooses to remove the abuser or perpetrator, HASLO may not take away the rights of eligible tenants to the unit or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, HASLO must allow the tenant who is or has been a victim and other household members to remain in the unit for a period of time, in order to establish eligibility under the program or under another HUD housing program covered by VAWA, or, find alternative housing.

In removing the abuser or perpetrator from the household, HASLO must follow Federal, State, and local eviction procedures. In order to divide a lease, HASLO may, but is not required to, ask you for documentation or certification of the incidences of domestic violence, dating violence, sexual assault, or stalking.

Moving to Another Unit

Upon your request, HASLO may permit you to move to another unit, subject to the availability of other units, and still keep your assistance. In order to approve a request, HASLO may ask you to provide documentation that you are requesting to move because of an incidence of domestic violence, dating violence, sexual assault, or stalking. If the request is a request for emergency transfer, the housing provider may ask you to submit a written request or fill out a form where you certify that you meet the criteria for an emergency transfer under VAWA. The criteria are:

- (1) You are a victim of domestic violence, dating violence, sexual assault, or stalking.** If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation, as described in the documentation section below.
- (2) You expressly request the emergency transfer.** Your housing provider may choose to require that you submit a form, or may accept another written or oral request.
- (3) You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit.** This means you have a reason to fear that if you do not receive a transfer you would suffer violence in the very near future.

OR

You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer. If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90-calendar-day period before you expressly request the transfer.

HASLO will keep confidential requests for emergency transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families.

HASLO's emergency transfer plan provides further information on emergency transfers, and HASLO must make a copy of its emergency transfer plan available to you if you ask to see it.

Documenting You Are or Have Been a Victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking

HASLO can, but is not required to, ask you to provide documentation to "certify" that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking. Such request from HASLO must be in writing, and HASLO must give you at least 14 business days (Saturdays, Sundays, and Federal holidays do not count) from the day you receive the request to provide the documentation. HASLO may, but does not have to, extend the deadline for the submission of documentation upon your request.

You can provide one of the following to HASLO as documentation. It is your choice which of the following to submit if HASLO asks you to provide documentation that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

- A complete HUD-approved certification form given to you by HASLO with this notice, that documents an incident of domestic violence, dating violence, sexual assault, or stalking. The form will ask for your name, the date, time, and location of the incident of domestic violence, dating violence, sexual assault, or stalking, and a description of the incident. The certification form provides for including the name of the abuser or perpetrator if the name of the abuser or perpetrator is known and is safe to provide.
- A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. Examples of such records include police reports, protective orders, and restraining orders, among others.
- A statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, an attorney, a medical professional or a mental health professional (collectively, “professional”) from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, and with the professional selected by you attesting under penalty of perjury that he or she believes that the incident or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.
- Any other statement or evidence that HASLO has agreed to accept.

If you fail or refuse to provide one of these documents within the 14 business days, HASLO does not have to provide you with the protections contained in this notice.

If HASLO receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), HASLO has the right to request that you provide third-party documentation within thirty 30 calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, HASLO does not have to provide you with the protections contained in this notice.

Confidentiality

HASLO must keep confidential any information you provide related to the exercise of your rights under VAWA, including the fact that you are exercising your rights under VAWA.

HASLO must not allow any individual administering assistance or other services on behalf of HASLO (for example, employees and contractors) to have access to confidential information unless for reasons that specifically call for these individuals to have access to this information under applicable Federal, State, or local law.

HASLO must not enter your information into any shared database or disclose your information to any other entity or individual. HASLO, however, may disclose the information provided if:

- You give written permission to HASLO to release the information on a time limited basis.
- HASLO needs to use the information in an eviction or termination proceeding, such as to evict your abuser or perpetrator or terminate your abuser or perpetrator from assistance under this program.
- A law requires HASLO or your landlord to release the information.

VAWA does not limit HASLO's duty to honor court orders about access to or control of the property. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

Reasons a Tenant Eligible for Occupancy Rights under VAWA May Be Evicted or Assistance May Be Terminated

You can be evicted and your assistance can be terminated for serious or repeated lease violations that are not related to domestic violence, dating violence, sexual assault, or stalking committed against you. However, HASLO cannot hold tenants who have been victims of domestic violence, dating violence, sexual assault, or stalking to a more demanding set of rules than it applies to tenants who have not been victims of domestic violence, dating violence, sexual assault, or stalking.

The protections described in this notice might not apply, and you could be evicted and your assistance terminated, if HASLO can demonstrate that not evicting you or terminating your assistance would present a real physical danger that:

- 1) Would occur within an immediate time frame, and
- 2) Could result in death or serious bodily harm to other tenants or those who work on the property.

If HASLO can demonstrate the above, HASLO should only terminate your assistance or evict you if there are no other actions that could be taken to reduce or eliminate the threat.

Other Laws

VAWA does not replace any Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking. You may be entitled to

additional housing protections for victims of domestic violence, dating violence, sexual assault, or stalking under other Federal laws, as well as under State and local laws.

Non-Compliance with The Requirements of This Notice

You may report a covered housing provider's violations of these rights and seek additional assistance, if needed, by contacting or filing a complaint with .

For Additional Information

You may view a copy of HUD's final VAWA rule at <https://www.gpo.gov/fdsys/pkg/FR-2016-11-16/pdf/2016-25888.pdf>.

Additionally, HASLO must make a copy of HUD's VAWA regulations available to you if you ask to see them.

For questions regarding VAWA, please contact Elaine Archer, Director of Housing Management and the 504 Coordinator at 805-594-5331.

For help regarding an abusive relationship, you may call the National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY). You may also contact **your local police department** or you may also contact The Women's Shelter Program of San Luis Obispo at 805-781-6400 or RISE at 855-886-RISE (7473), local organizations that provide assistance services.

For tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

For help regarding sexual assault, you may contact **your local police department** or you may contact RISE at 855-886-RISE (7473) or the Sexual Assault Recovery and Prevention Center of SLO County at 805-545-8888.

Victims of stalking seeking help may contact **your local police department** or you may contact the Victim Witness Assistance Center at 866-781-5821.

Attachment: Certification form HUD-5382

**TO BE COMPLETED BY OR ON BEHALF OF THE VICTIM OF DOMESTIC VIOLENCE,
DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING**

1. Date the written request is received by victim: _____
2. Name of victim: _____
3. Your name (if different from victim's): _____
4. Name(s) of other family member(s) listed on the lease: _____

5. Residence of victim: _____
6. Name of the accused perpetrator (if known and can be safely disclosed): _____

7. Relationship of the accused perpetrator to the victim: _____
8. Date(s) and times(s) of incident(s) (if known): _____

9. Location of incident(s): _____

In your own words, briefly describe the incident(s):

This is to certify that the information provided on this form is true and correct to the best of my knowledge and recollection, and that the individual named above in Item 2 is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. I acknowledge that submission of false information could jeopardize program eligibility and could be the basis for denial of admission, termination of assistance, or eviction.

Signature _____ Signed on (Date) _____

Public Reporting Burden: The public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. The information provided is to be used by the housing provider to request certification that the applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking. The information is subject to the confidentiality requirements of VAWA. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget control number.

**CERTIFICATION OF
DOMESTIC VIOLENCE,
DATING VIOLENCE,
SEXUAL ASSAULT, OR STALKING,
AND ALTERNATE DOCUMENTATION**

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

OMB Approval No. 2577-0286
Exp. 06/30/2017

Purpose of Form: The Violence Against Women Act (“VAWA”) protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

Use of This Optional Form: If you are seeking VAWA protections from your housing provider, your housing provider may give you a written request that asks you to submit documentation about the incident or incidents of domestic violence, dating violence, sexual assault, or stalking.

In response to this request, you or someone on your behalf may complete this optional form and submit it to your housing provider, or you may submit one of the following types of third-party documentation:

- (1) A document signed by you and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, “professional”) from whom you have sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse. The document must specify, under penalty of perjury, that the professional believes the incident or incidents of domestic violence, dating violence, sexual assault, or stalking occurred and meet the definition of “domestic violence,” “dating violence,” “sexual assault,” or “stalking” in HUD’s regulations at 24 CFR 5.2003.
- (2) A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
- (3) At the discretion of the housing provider, a statement or other evidence provided by the applicant or tenant.

Submission of Documentation: The time period to submit documentation is 14 business days from the date that you receive a written request from your housing provider asking that you provide documentation of the occurrence of domestic violence, dating violence, sexual assault, or stalking. Your housing provider may, but is not required to, extend the time period to submit the documentation, if you request an extension of the time period. If the requested information is not received within 14 business days of when you received the request for the documentation, or any extension of the date provided by your housing provider, your housing provider does not need to grant you any of the VAWA protections. Distribution or issuance of this form does not serve as a written request for certification.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall be kept confidential and such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections to you, and such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

*Womrley
8/31/2020
on account
Admin.*

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
346653	0004736501	Notice 5 Yr. Plan		\$62.92	2	2.34 In

Attention:

HOUSING AUTHORITY
 487 LEFF ST
 SAN LUIS OBISPO, CA 93401

In The Superior Court of The State of
 California
 In and for the County of San Luis Obispo

1 Insertions

Beginning issue of: 08/28/2020

Ending issue of: 08/28/2020

V Rodela

 Legals Clerk

STATE OF TEXAS)
) SS
 County of Dallas)

Public Notice

The Housing Authority of San Luis Obispo (HASLO) is updating its 5 Year Plan. We invite comments and input over the next 45 days regarding community housing needs and strategies for meeting those needs. An updated draft plan will be available for review on our website, www.haslo.org. A public hearing will be held at 12 noon on October 15 to further consider and receive comments and public input. This meeting will be held via teleconference due to the current pandemic. Information for calling into that meeting will be made available on our website approximately one week prior. Comments may be provided at the meeting or directed to ssmith@haslo.org, or delivered to HASLO, 487 Leff Street, San Luis Obispo, CA, 93401.

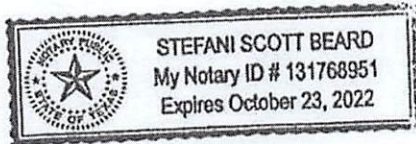
August 28, 2020 4736501

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of The Tribune, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof - on the following dates to wit; From 8/28/2020 To 08/28/2020 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Stefani Scott Beard

 (Signature of Principal Clerk)
 DATED:



Extra charge for lost or duplicate affidavits. Legal document please do not destroy!

RESOLUTION NO. 16 (2020 SERIES)
RESOLUTION ADOPTING THE HOUSING AUTHORITY OF
SAN LUIS OBISPO’S ANNUAL AND FIVE-YEAR PLAN

WHEREAS, HUD requires the Housing Authority of San Luis Obispo (hereinafter “HASLO”) to adopt an Annual and Five-Year Plan regarding its Housing Choice Voucher and Public Housing Programs; and

WHEREAS, HASLO has drafted a new Five-Year Plan (the “Plan”) pursuant to HUD guidelines for the period commencing October 1, 2020; and

WHEREAS, a Legal Public Notice was published August 28 inviting the public to review the draft Plan and solicit comments and suggestions for inclusion in the Plan; and

WHEREAS, the HASLO Commission held a public meeting to review the Plan and all comments on October 15, 2020; and

WHEREAS, the Plan must be submitted to HUD at least 75 days prior to the January 1, 2021, a revised due date because of COVID-19.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners approves the Annual and Five-Year Plan and its submittal to HUD.

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 15th day of October, 2020.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY