

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

Join Zoom Meeting:

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

Meeting ID: 980 5717 7103

Passcode: 975423

Dial in by phone: 253-215-8782

LOCATION: Via teleconference

TIME: 12:00 P.M.

12:00 PM

REGULAR MEETING

487 Leff Street

CALL TO ORDER: Chairman Jay Beck

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

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

EXECUTIVE DIRECTOR REPORT

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

CONSENT AGENDA

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

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

RECOMMENDED ACTION: Approve Consent Agenda Items as Presented

C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF SEPTEMBER 29, 2022.

Approve the Minutes of the Regular Board of Commissioners Meeting of September 29, 2022.

C2. HASLO MONTHLY DISBURSEMENT REGISTER (available for review at the meeting)

C3. HOUSING CHOICE VOUCHER (SECTION 8)

C4. VACANCY LOSS REPORT

C5. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT

C6. CONSTRUCTION & DEVELOPMENT REPORT

C7. VIRTUAL MEETINGS: Adopt Resolution No. 26 (2022 Series) Authorizing Teleconference (Virtual) Meetings of the Board of Commissioners of the Housing Authority of San Luis Obispo (HASLO) Pursuant to the Ralph M. Brown Act, as Authorized by Assembly Bill 361 (California Government Code Section 54953)

DISCUSSION ITEMS

D1. TMHA SET-ASIDE VOUCHERS FOR HDAP PROGRAM IN ATASCADERO

RECOMMENDED ACTION: Adopt Resolution 27 (2022 Series) Approving Amendments to the Housing Authority of San Luis Obispo's Administrative Plan for an Allocation of Six Set-Aside Vouchers for TMHA's HDAP Program in Atascadero

D2. SHELL BEACH SENIOR

These resolutions were drafted by our tax credit counsel and are required for closing on this project.

RECOMMENDED ACTIONS:

Adopt Resolution No. 28 (2022 Series) Authorizing Resolutions RE: Leasing of Land and Guarantying the Financing of Shell Beach Senior, L.P.

Adopt Resolution No. 29 (2022 Series) Authorizing Resolutions RE: Syndication of Shell Beach Senior, L.P.

D3. COLLECTION LOSS

RECOMMENDED ACTION: Adopt Resolution 30 (2022 Series) Writing Off Collection Losses for Period Ending October 30, 2022.

CLOSED SESSION

1. Closed session, pursuant to section 54956.8

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

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

2. Closed session, pursuant to section 54957

PUBLIC EMPLOYMENT

ADJOURNMENT

The next Regular Meeting will be held on November 17, 2022, at 12:00 p.m.

REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 5:30 P.M. ON OCTOBER 13, 2022, PRIOR TO THE 72-HOUR NOTICING REQUIREMENT.



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

*** DRAFT ***

MINUTES

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

September 29, 2022

CALL TO ORDER

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, September 29, at 12:01 p.m. by Chair Jay C. Beck. Per CA Executive Orders N-60-20 and N-08-21 and Assembly Bill 361, the meeting was authorized to be held via teleconferencing and was made accessible to the public telephonically.

ROLL CALL

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

ABSENT: None

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

PUBLIC COMMENT:

None

EXECUTIVE DIRECTOR'S REPORT:

Scott Smith, Executive Director, reported:

- 1) HASLO sold the affordable home in Arroyo Grande to first-time buyers.
- 2) 147 Patricia is in escrow, no contingencies, and a 15-day close. The sale should be completed by next week sometime.
- 3) All funding has been awarded to the Anderson Hotel, although we have not received the official letters yet. There are seven different funding sources. Yesterday the last piece came in with the TCAC award. Our option to purchase from the owners runs through a date in January. There will be two escrows: HASLO's purchase from the owners, then in March, escrow with the tax credit partner. The tenants will have to be relocated temporarily per the Federal Uniform Relocation Act, but probably will be more than 12 months.
- 4) 1422 Monterey, 100 housing units plus commercial on the corner of Monterey and California, was scheduled for the Tree Committee but they did not have a quorum. The Tree Committee has received 20 letters from the community regarding the tree removal for this project. We need to look at the property to see if any of the trees can be saved.

CONSENT AGENDA:

C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF AUGUST 18, 2022

C2. HASLO MONTHLY DISBURSEMENT REGISTER (available for review at the meeting)

C3. HOUSING CHOICE VOUCHER (SECTION 8)

C4. PROPERTY MANAGEMENT REPORTS

C5. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT

C6. VIRTUAL MEETINGS: Adopt Resolution No. 21 (2022 Series) Authorizing Teleconference (Virtual) Meetings of the Board of Commissioners of the Housing Authority of San Luis Obispo (HASLO) Pursuant to the Ralph M. Brown Act, as Authorized by Assembly Bill 361 (California Government Code Section 54953)

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

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

DISCUSSION ITEMS:

D1. HASLO ANNUAL BUDGET

Ken Litzinger, Director of Finance, summarized the budget for Commissioners and staff. He explained how the 10% COLA was calculated. Litzinger stated that HASLO's most valuable asset is our team, and we just came through a challenging season. Currently, there are nine unfilled positions at HASLO, and we need to be fully staffed up.

The voucher program has outperformed the budget.

Regarding the Anderson budget, Commissioners asked why the Anderson is listed separately in the budget while other properties are listed under Property Management. Litzinger explained that the Anderson has been a high-risk property, and previous Commissioners wanted that budget presented separately. Soon it might have a place with our other properties in the budget.

Regarding rental properties, Parkwood apartments are aging so we may need to reinvest in that property. Parkwood allows us to serve people with a higher income than tax credits allow. Parkwood can house people earning 120% of AMI.

Property Management segment continues to grow; we are currently at 890 units of housing. Toscano and Morro Bay apartments will begin renting up starting in June/July.

We added additional staffing positions in Resident Services, Property Management, and Supportive Housing.

The Development segment is active and very strong. Currently, our 1422 Monterey site collects commercial rents and has expenses for utilities and maintenance.

Dan Law Apartments are a nine-unit family project that continues to do well and are financially stable. We want to do some capital projects and make it a tax credit property.

Commissioners asked if the budget and resolutions included the 10% cost of living adjustment, which Litzinger confirmed.

ACTION TAKEN: A motion to adopt **Resolution 22 (2022 Series) Adopting HASLO's Annual Budget for the Fiscal Year October 1, 2022, through September 30, 2023,** was made by Commissioner Souza, seconded by Commissioner Boyer, and approved on the following roll call vote:

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

ACTION TAKEN: A motion to adopt **Resolution 23 (2022 Series) Approving Operating Budget and Certifications Listed on Form HUD-52574 Attached Project CAL 64-A Fiscal Year Ending September 30, 2023,** was made by Commissioner Boyer, seconded by Commissioner Souza, and approved on the following roll call vote:

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

D2. HOUSING CHOICE VOUCHER PAYMENT STANDARDS

HUD earlier this week announced that housing authorities can raise the rate for the regular voucher program to the same rate as the EHV program. This reduces confusion among landlords and staff. Originally, HASLO was going to request the Commissioners to approve two different payment standards, one for regular vouchers and one for EHV's. HUD's waiver allows the payment standards to go to 115% and will open more doors to voucher holders. The new standards will go into effect October 1 for brand new leases and November 1 for existing clients.

ACTION TAKEN: A motion to adopt **Resolution 24 (2022 Series) Authorizing a Change in the Housing Authority of San Luis Obispo's Payment Standards** was made by Commissioner Steinberg, seconded by Commissioner Gillett, and approved on the following roll call vote:

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

D3. CLEAVER & CLARK COMMONS, GROVER BEACH – HOUSING TRUST FUND LOAN

This has been before the board numerous times in past. This project is 53 apartments, fully approved, in Grover Beach. The site is now under HASLO's ownership. It is a joint venture between HASLO, SLONP, and PSHH. We agreed to a joint venture because the City sent out an RFP, and both PSHH and HASLO were interested. SLONP and PSHH have formed a limited partnership. A loan through the Housing Trust Fund (HTF) has been approved to cover architecture and various expenses. HASLO is going to keep ownership of the land and lease to the partnership. HTF needs a resolution from HASLO confirming that HTF can encumber the land with the loan the partnership is taking out.

ACTION TAKEN: A motion to adopt **Resolution No. 25 (2022 Series) Approving the Housing Trust Fund Borrowing Resolution for Cleaver & Clark Commons** was made by Commissioner Souza, seconded by Commissioner Crotser, and approved on the following roll call vote:

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

1:05 P.M. Chair Beck announced we were going into closed session.

1:05 P.M. Public, Sandra Bourbon, and Elaine Archer now absent.

CLOSED SESSION:

1. Closed session, pursuant to section 54956.8

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 092-579-005 through 092-579-009
Agency Negotiators: Michael Burke, Director of Construction & Development
Ken Litzinger, Director of Finance
Negotiating Parties: The Housing Authority of the City of San Luis Obispo (HASLO)
Abbott Reed Inc. (not present)
Under Negotiation: The Negotiators' authority regarding the price and terms.
Briefing update only. No action required.

1:20 P.M. Ken Litzinger, Michael Burke, Michelle Pedigo, and Vicky Culman now absent.

2. Closed session, pursuant to section 54957

PUBLIC EMPLOYMENT

Chair Beck announced that the closed session had ended, and we were back in regular session.

The Commissioners agreed that staff should continue negotiations with Abbott Reed Inc.

There being no further business, the meeting was adjourned at 1:30 p.m.

Respectfully submitted,

Scott Smith, Secretary

Executive Summary

Housing Choice Vouchers (“Section 8”)

- **Housing Choice Voucher Program**
 - We are finishing up with the intake from the 2022-winter lottery and are starting to work on the 2022-summer lottery
 - We are leasing up 10-15 vouchers per month and are excited to see the impact of the new payment standards on leasing
 - PBV vouchers – there has been a lot of movement lately with the PBV vouchers and several of the waiting lists have been opened or will open next month in order to replenish the waiting lists
 - We continue to see an increase in average income per family across the various voucher programs
 - Implementing the new payment standards and the COVID waiver will benefit approximately 20% of the housing choice voucher participants with an average benefit of \$100/month

- **Emergency Housing Vouchers**
 - Our goal is to lease up the EHV vouchers by the end of the year

- **HQS Inspections**
 - The covid waiver expires 12/31/2022 for finishing up all of the inspections that were delayed by the pandemic
 - We should be completed by the end of November, with December reserved for finalizing any missed inspections – our experience is that some inspections are cancelled every week due to covid and/or requests to reschedule

SEMAP Indicators Report

As of September 30, 2022

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

 Download in Excel
  Print Page
  Back to Report

Current SEMAP Indicator Information

Most Recent SEMAP Indicator Information

Reporting Rate as of September 30, 2022

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	2393	08/22	10	26	2409	2601	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
2778	6 - due to error in report, could not get listing

[\[+\] Families with reexaminations overdue](#)

Indicator 10: Correct Tenant Rent Calculations

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

Number of Families in Current Database	Number of Rent Discrepancies
1483	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
692	692

[\[+\] 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.)

26

Number of Families in Current Database	Number of Late Inspections
2205	584 – will be completed by 12/31/2022

[\[+\] 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	0	0	0	0

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

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

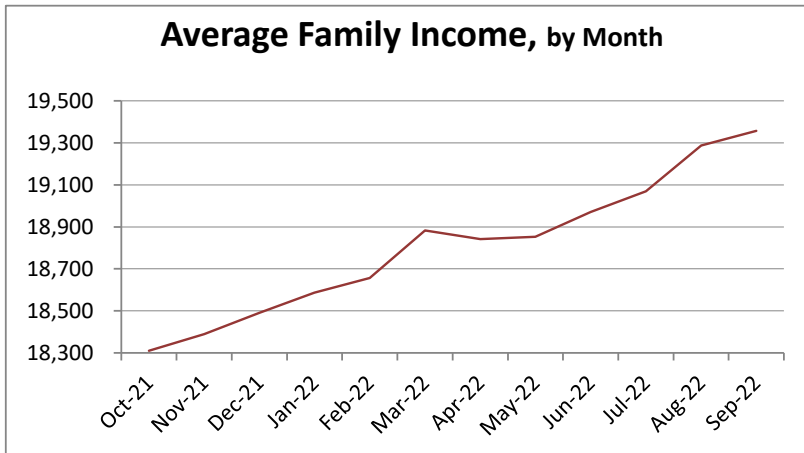
* - As reported by the PHA in Indicator 14 (a) from the last SEMAP Certification and confirmed by the Field Office. This number may have decreased as families have graduated from the program. Also, data may not include approved exceptions to mandatory slots.

HASLO

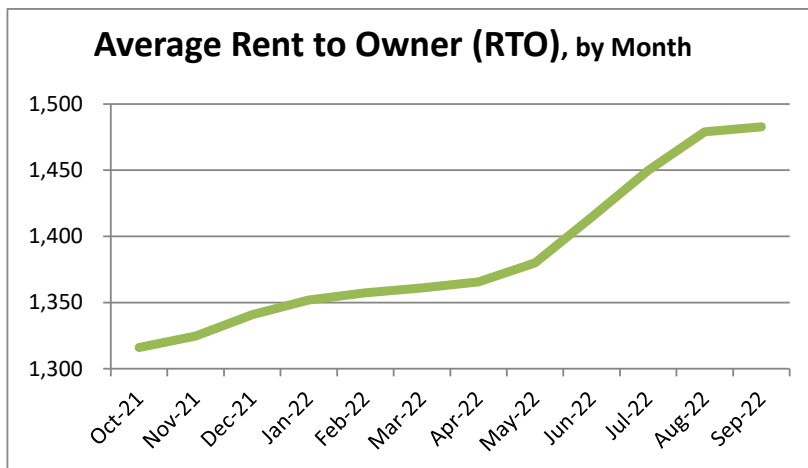
Voucher Monthly Analysis (VMA)

Rolling 12 months

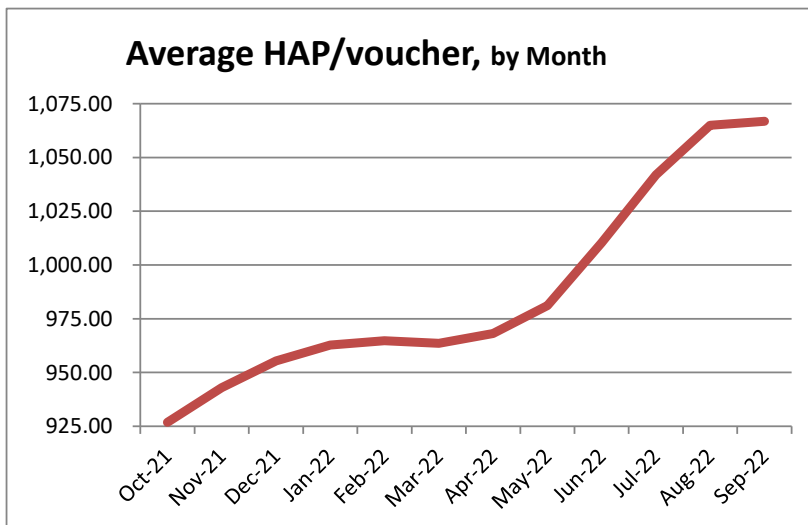
Note: includes Welcome Home Vouchers (EHV)



Average HH Income, 12 month % change: 5.7%



RTO, 12 month % change: 12.7%
 (including new leases)
 FMR Increase, as of 10/1/2021 (Fair Market Rents) 13.4%



Average HAP, 12 month % change: 15.1%

Notes:

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

Housing Authority of San Luis Obispo
Housing Choice Voucher Lease up and Funding Analysis
October 2022

The summary at the top of the page shows the year to date leasing activity for our “Regular” Housing Choice Voucher program. The Regular vouchers are comprised of 2,222 general vouchers, 226 Veterans vouchers, and 47 Family Unification/Foster Youth Initiative vouchers for a total of 2,478 available vouchers. In addition, HASLO administers 153 Mainstream and 196 Emergency Housing Vouchers (EHV) that HUD considers as separate stand-alone programs for tracking and funding purposes.

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

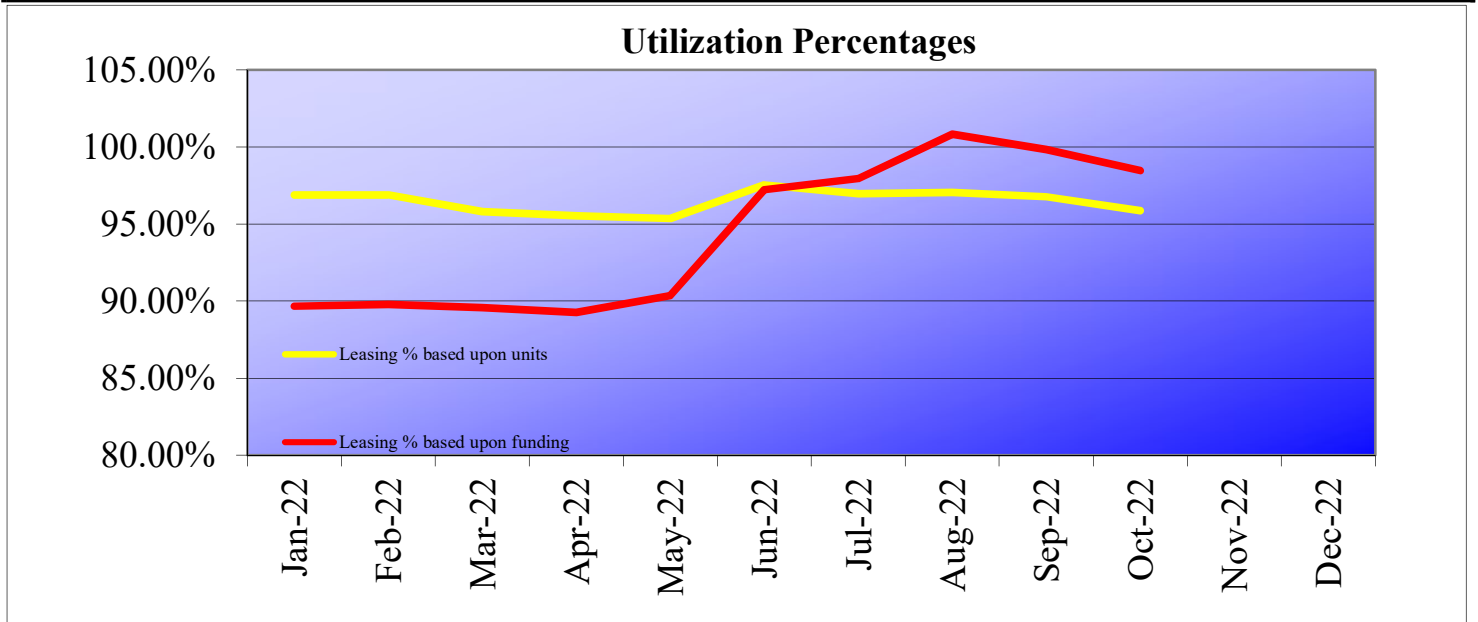
We are projecting that the Average Housing Assistance Payment (HAP) will increase materially as landlords become aware of the increases to the HASLO payment standard and request rent increases. The rental market continues to be very competitive, which is resulting in increasing market rents. We are applying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

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

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

Housing Authority San Luis Obispo
HCV Leasing Financial Analysis
October 2022

	Unit Months Available	Unit Months Leased	Leasing % based upon units	ABA /HAP Funding Allocation	HAP Expenses Paid	Funding Surplus / (Shortfall)	Leasing % based upon funding	Per Unit HAP
January 2022	2,476	2,399	96.89%	\$ 2,547,469	\$ 2,284,512	\$ 262,957	89.68%	\$ 952
February 2022	2,477	2,400	96.89%	\$ 2,547,469	\$ 2,287,235	\$ 260,234	89.78%	\$ 953
March 2022	2,477	2,373	95.80%	\$ 2,547,469	\$ 2,282,009	\$ 265,460	89.58%	\$ 962
April 2022	2,478	2,367	95.52%	\$ 2,547,469	\$ 2,273,893	\$ 273,576	89.26%	\$ 961
May 2022	2,478	2,363	95.36%	\$ 2,547,469	\$ 2,302,139	\$ 245,330	90.37%	\$ 974
June 2022	2,478	2,417	97.54%	\$ 2,547,469	\$ 2,476,801	\$ 70,668	97.23%	\$ 1,025
July 2022	2,478	2,403	96.97%	\$ 2,547,469	\$ 2,495,174	\$ 52,295	97.95%	\$ 1,038
August 2022	2,478	2,405	97.05%	\$ 2,547,469	\$ 2,568,510	\$ (21,041)	100.83%	\$ 1,068
September 2022	2,478	2,398	96.77%	\$ 2,547,469	\$ 2,543,277	\$ 4,192	99.84%	\$ 1,061
October 2022	2,495	2,392	95.87%	\$ 2,565,320	\$ 2,525,714	\$ 39,606	98.46%	\$ 1,056
November 2022								
December 2022								
YTD	24,793	23,917	96.47%	\$ 25,492,541	\$ 24,039,264	\$ 1,453,277	94.30%	\$ 1,005



NRA + Prog Reserve Balance (Excess HAP) as of 1/1/2022	\$ 1,030,563	YTD Voucher	YTD	
HAP Funding YTD:	\$ 25,492,541	Months	Vouchers	
HAP Expenditures YTD:	\$ 24,039,264	Available	Leased	
HAP Revenue (Fraud, FSS Forfeits) YTD:	\$ 211	Regular Vouchers	22,067	21,733 98.5%
Current Remaining NRA / Prog Reserve:	\$ 2,484,051	Veterans (VASH)	2,260	1,817 80.4%
Months in Reserves at Current Monthly Expense Levels		Family Unification	466	367 78.8%
Reserves as a Percentage of Budget Authority	8.1%	Total Vouchers	24,793	23,917 96.5%
Current Monthly Funding (a)	\$ 2,547,469			
Current Average HAP Payment (b)	\$ 1,056	Mainstream	1,530	1,472 96.2%
# of Units the Current Monthly Funding Would Support (a)/(b)	2,413	Emergency Housing	1,720	1,572 91.4%
# of Units Currently Leased	2,392			
Excess Units Leased, Current Month	(21)			
Current Year-to-Date Funding (a)	\$ 25,492,541			
Current Year-to-Date Average HAP Payment (b)	\$ 1,005			
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	25,363			
# of Unit-Mos Leased Year-to-Date	23,917			
Excess Unit-Mos Leased, Year-to-Date	(1,446)			

**Vacancy Summary
as of 9/30/22**

	<u>Vacancy Loss</u>	<u>Vacancy Loss</u>	<u>GPR</u>	<u>Budgeted %</u>		<u>Avg Days</u>	<u>% Annual</u>	<u># of Units</u>	<u>Total</u>	<u>% Occupied</u>
	<u>Current</u>	<u>Rolling 12</u>		<u>of GPR</u>	<u>% of GPR</u>	<u>Vacant</u>	<u>Turnover</u>	<u>Turned</u>	<u>Units</u>	<u>as of 09/30</u>
	<u>Month</u>	<u>Month</u>								
NOTE: All day counts include weekends										
Tax Credit Properties (rolling 12 months)										
860 on the Wye	\$0	\$1,395	\$250,620	0.97%	0.56%	80	5%	1	20	100%
Atascadero	\$859	\$7,915	\$246,031	0.88%	3.22%	55	26%	5	19	89%
Bishop Street Studios	\$1,300	\$7,114	\$486,660	1.78%	1.46%	51	12%	4	33	100%
Brizzolara	\$2,647	\$23,354	\$398,496	0.45%	5.86%	71	30%	9	30	93%
Carmel	\$826	\$3,685	\$260,868	0.91%	1.41%	35	21%	4	19	95%
Courtyard	\$0	\$6,649	\$577,884	2.00%	1.15%	32	20%	7	35	100%
DRT (Johnson)	\$0	\$5,687	\$562,044	0.40%	1.01%	44	13%	5	40	100%
Halcyon	\$0	\$3,075	\$261,960	2.00%	1.17%	53	10%	2	20	100%
Hidden Creek	\$0	\$4,797	\$1,162,920	0.40%	0.41%	25	10%	8	80	100%
Ironworks	\$0	\$11,574	\$796,982	4.54%	1.45%	45	13%	6	46	100%
RAD175/SLO Villages	\$0	\$8,513	\$2,804,988	5.00%	0.30%	27	4%	7	175	100%
Islay Hills (Ironbark)	\$1,396	\$9,415	\$292,884	0.29%	3.21%	60	25%	5	20	95%
Laurel (Marvin Gardens)	\$0	\$3,897	\$331,956	0.29%	1.17%	58	8%	2	24	100%
Pismo Buchon	\$2,020	\$6,401	\$163,992	0.29%	3.90%	66	36%	4	11	82%
Willow Walk	\$0	\$96	\$744,048	5.00%	0.01%	6	3%	1	39	100%
Total, Tax Credit Properties	\$9,048	\$103,567	Average=	1.68%	1.75%	47	17%	5		97%
SLONP Properties (rolling 12 months)										
Blue Heron	\$0	\$80	\$241,848	2.94%	0.03%	11	7%	1	14	100%
Empire	\$0	\$0	\$173,400	1.00%	0.00%	-	0%	0	13	100%
Ferrell	\$0	\$0	\$187,200	2.07%	0.00%	-	0%	0	8	100%
Macadero	\$0	\$32,194	\$328,200	2.58%	9.81%	107	32%	6	19	100%
Margarita	\$0	\$267	\$345,360	2.52%	0.08%	132	0%	0	21	100%
Total, SLONP Properties	\$0	\$32,541	Average=	2.22%	1.98%	83	8%	1		100%
EIHC Properties (rolling 12 months)										
Poinsettia	\$0	\$13,217	\$448,488	3.56%	2.95%	52	20%	4	20	100%
Total, EIHC Properties	\$0	\$13,217								
50059/Other Properties (rolling 12 months)										
Anderson	\$38,986	\$325,824	\$997,563	4.00%	32.66%	315	34%	23	68	47%
Anderson Commercial	\$7,569	\$90,828	\$229,041		39.66%					
Dan Law	\$0	\$0	\$100,548	6.10%	0.00%	-	0%	0	9	100%
Parkwood	\$1,600	\$24,643	\$542,935	2.00%	4.54%	79	18%	6	34	97%
Total, 50059/Other Properties	\$48,155	\$441,295	Average=		19.21%	197	17%	10		81%
	\$57,203	\$590,620	Overall Average=	4.83%		164	18%	6		92%
prior month	\$56,157		Prior Month Overall=	4.72%		162	18%	6		92%
% increase/(decrease)	2%		net change	0.11%		2	0%	0		0%

October 11, 2022

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

Family Self-Sufficiency Program (FSS):

Our revised FSS Action Plan was approved by HUD and we are now able to start enrolling new participants and give current participants the option to stay with their current FSS Contract or switch over to the new FSS Contract. But... we are still waiting for Yardi to update our software to comply with the new changes.

I will be attending a FSS Conference in Philadelphia later this month. I am looking forward to the opportunity to learn more about the recent changes to the FSS Program.

SERVICES:

We have been slowly "re-introducing" ourselves and opening up the Learning Centers at a few more of our properties. We are back in person at South Hills Crossing and Courtyard at the Meadows. We have hosted "Meet and Greets" at both properties. We are also conducting "interest surveys" once again as many of the populations have changed. We will be hosting a costume contest and pumpkin decorating/carving contest at both Learning Centers at the end of October and have partnered with local grocery stores to cover the cost of pumpkins and other items. "Tech Clinics" are quickly becoming a favorite resource of people who are not school aged. The calendar is filling up quickly with people requesting help with their email, devices, printers and apps. It has been a great way to build rapport with older residents. We have already fixed a resident's printer at Willow Walk and a few phones.

We continue to work with the SLO Food Bank to offer fresh produce to our HASLO owned and managed properties. We are assisting in outreach efforts for the CalFresh Program through the Department of Social Services to assist residents through the application process. As we are now approaching the holiday season, we are starting to plan and collaborate with our partner agencies to provide gifts and resources to our residents in need.

Development Update



Date of Update		10/12/2022	
DEVELOPMENT			
PROJECT	ACTION	NOTES/GOALS	
Anderson Hotel	Feasibility	Tank closure permit issued. Stantec, Pacific Petroleum coordinating removal with City of SLO Select demolition is underway to determine structural approach	
	Delivery	Opinion of Probable Cost has been received, proforma allows for 22 million in hard costs to be spent Design/build or Design/assist, shortened feasibility period and technical difficulty does not allow for traditional design-bid-build	
	Financing	All financing has been committed to the project Investment LOIs have been received. Redstone, NEF and Merritt have interest	
	Relocation	We are working with the consultant to address HCD comments on our relocation plan. Mannikins Tailoring will be permanently displaced	
	Construction	Work will begin in March of 2023	
	Project HomeKey	Construction	Close to having phase 3 funds committed. Two contractors will be on site completing all the work by 6/2023
Cleaver Site, Grover	Strategy	Partnership with PSHHC for 53 units of affordable housing	
	Entitlements	Fully Entitled, City Council approved the project on 12/13/2021	
	Financing	PSHHC will be applying for 7 mil in HOME funds. TCAC app expected to be either June of this year or March of 2023	
1422 & 1480 Monterey	Acquisition	Escrow closed on 1/11/2021	
	Strategy	Partnership with Jim Rendler, 100+ units of mixed-use housing. JB Enterprises to management the commercial tenants	
	Entitlements	Project deemed complete. Received recommendations from the Tree Committee on 10/10. ARC scheduled for 10/17	
RAD Conversion	Financing	Working on placed in service package, due to TCAC delays expecting 8609 in 20 months	
Toscano Site	Construction	Project broke ground on 1/10. Being managed by Hosanna Wendt, HASLO's new PM Framing and rough MEPs to continue on buildings 1, 2 and 3, wrapping buildings 4 and 5 Project is on schedule and on budget	
	Logistics	Working with Braff on HASLO requirements for temporary space. Lease signed. Temporary move target is early January	
	Design Development	Plans are in plan check	
2655 Shell Beach Road	Construction	Going out to bid this month, expect numbers by middle of December. Construction start anticipated around mid-January	
	Strategy	26 units of senior housing, co-developing with Pacific Development Group	
	Financing	All funds committed, working to close the project by early December	
405 Atascadero Road	Construction	Bids are due on 10/17	
	Construction	Rough grade complete, northern retaining wall has been poured and backfilled Framing and rough MEPs ongoing	
	Construction	Caltrans has delayed noncritical path work and has requested to explore their right of way for items of cultural significance Delay with switchgear might delay the occupancy of the project, project is on budget	
736 Orcutt Road	Construction	Rough grade complete, northern retaining wall has been poured and backfilled Framing and rough MEPs ongoing	
	Strategy	40+ units of special needs housing, built around the old house	
	Entitlements	Project is approved	
2690 Victoria	Financing	TCAC application planned for July 2023, submitting local funding applications	
	Strategy	A redesign has been authorized for the project to serve either senior, special needs, or other SRO populations	
	Entitlements	Under new zoning regs, we will apply for Director Action. This aims to be a streamlined approach	
2690 Victoria	Financing	TCAC application planned for 2024	

700 N. Oak Park		
Strategy	63 units of large family mixed use housing	
Entitlements	Fully approved	
Financing	Submitted MHP application to the State, tax credit application planned for 2023	
279 Bridge Street		
Strategy	94 units of large family/senior mixed use housing	
Financing	Phased TCAC applications beginning in 2023	
Permitting	Phase 1 scheduled for initial building submittal in fall	
Empire Apartments		
Strategy	Renovate the existing 13 units and add 19 units	
Entitlements	Approved at Planning Commission on 7/20/2021	
Financing	TCAC application planned for 2025	
Macadero Apartments		
Strategy	Renovate the existing 19 units and add 6 units	
Entitlements	Unanimously approved at Planning Commission on 9/7/2021	
Financing	TCAC application planned for 2025	



Toscano



Morro Bay

HASLO Development Outlook

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

RESOLUTION NO. 26 (2022 SERIES)

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

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

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

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

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

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

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

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

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

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

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

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

AYES:

NOES:

ABSENT:

ABSTAINED:

The foregoing Resolution was duly adopted and passed this 20th day of October, 2022.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

RESOLUTION NO. 27 (2022 SERIES)

RESOLUTION APPROVING AMENDMENTS TO THE HOUSING AUTHORITY OF SAN LUIS OBISPO'S ADMINISTRATIVE PLAN FOR AN ALLOCATION OF SET-ASIDE VOUCHERS FOR TRANSITIONS MENTAL HEALTH ASSOCIATION IN SUPPORT OF THE HOUSING AND DISABILITY ADVOCACY PROGRAM (HDAP)

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

WHEREAS, HASLO works closely with Transitions - Mental Health Association (TMHA) in the provision of affordable housing for homeless clients living with disabilities, and

WHEREAS, TMHA has a grant to operate the Housing and Disability Advocacy Program (HDAP) to assist disabled people experiencing homelessness who are likely eligible for disability benefits by providing advocacy for disability benefits as well as housing support. Within six months of obtaining disability benefits, the program requires the participant to move on to independent housing, and

WHEREAS, in accordance with the strategies outlined in PIH Notice 2013-15 to expand housing opportunities for individuals and families experiencing homelessness, HASLO desires to provide up to 6 housing choice vouchers as a set-aside for qualified and eligible tenants from the HDAP program, and

WHEREAS, the housing choice voucher waiting list will remain continuously open for set-aside referrals from TMHA for HDAP graduates, and

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners approves the set-aside of up to 6 Housing Choice Vouchers for qualified applicants from TMHA's HDAP program, as an amendment to HASLO's Administrative Plan.

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 20th day of October, 2022.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

RESOLUTION NO. 28 (2022 SERIES)

**HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO
AUTHORIZING RESOLUTIONS RE: LEASING OF LAND AND GUARANTYING THE
FINANCING OF SHELL BEACH SENIOR, L.P.**

At a duly constituted meeting of the Board of Commissioners of the Housing Authority of the City of San Luis Obispo, a public body, corporate and politic (the “Authority”) held on October 20, 2022, the following resolutions were adopted:

WHEREAS, Shell Beach Senior, L.P., a California limited partnership (the “Partnership”), is an entity formed by the Authority with its affiliate San Luis Obispo Nonprofit Housing Corporation, as its managing general partner;

WHEREAS, the Partnership was formed to develop affordable housing on the real property located at 2655 Shell Beach Road, City of Pismo, County of San Luis Obispo, California, California (the “Land”) which is owned by the Authority and which the Authority will lease to the Partnership (the “Project”);

WHEREAS, the Board of Commissioners of the Authority deems it to be in the best interests of the Authority to lease the Land to the Partnership and to enter into any and all documents necessary to lease the Land to the Partnership, including but not limited to a ground lease, a memorandum of ground lease and any other documents necessary to lease the Land to the Partnership;

WHEREAS, in connection with the development of the Project, the Partnership is obtaining a loan from Pacific Western Bank (“PWB”) in an amount not to exceed \$8,000,000 (the “PWB Loan”);

WHEREAS, the Board of Commissioners of the Authority deems it to be in the best interests of the Authority to guaranty the obligations of the Partnership under the PWB Loan and to enter into any and all documents, including but not limited to completion and payment guaranties, indemnity agreements and any other types of agreements necessary to assist the Partnership in obtaining the PWB Loan;

WHEREAS, the Board of Commissioners of the Authority deems it to be in the best interests of the Authority to make a loan to the Partnership in an amount not to exceed \$500,000 (the “Authority Loan”) and to enter into any and all documents required in connection with said loan, including but not limited to loan agreements, regulatory agreements, promissory notes, deeds of trust and any other documents necessary to consummate the Authority Loan;

NOW, THEREFORE, BE IT RESOLVED: That the Authority shall lease the Land to the Partnership and shall enter into any and all documents necessary to lease the Land to the Partnership, including but not limited to a ground lease, a memorandum of ground lease and any other documents necessary to lease the Land to the Partnership;

FURTHER RESOLVED: That the Authority shall guaranty the Partnership's obligations under the PWB Loan, and shall execute and shall enter into any and all documents, including but not limited to completion and payment guaranties, indemnity agreements, and any other types of agreements necessary to assist the Partnership in obtaining the PWB Loan;

FURTHER RESOLVED: That the Authority shall make the Authority Loan to the Partnership and shall enter into any and all agreements, including but not limited to loan agreements, regulatory agreements, promissory notes, deeds of trust and any other documents necessary consummate the Authority Loan;

FURTHER RESOLVED: That all actions taken in connection with the Project by the Executive Director, Director of Finance, and/or Deputy Director of Finance to the date of this Resolution is hereby approved and ratified;

FURTHER RESOLVED: That the Executive Director, Director of Finance, and/or Deputy Director of Finance, acting alone, shall be authorized and directed to enter into any and all agreements necessary to assist in the Partnership's obtaining the PWB Loan, the leasing of Land to the Partnership and making the Authority Loan to the Partnership and shall enter into any and all agreements necessary, including but not limited to a ground lease, a memorandum of ground lease, completion and payment guaranties, indemnity agreements, loan agreements, regulatory agreements, promissory notes, deeds of trust and shall take any and all further actions necessary provided such actions are consistent with the Board action;

FURTHER RESOLVED: That the Executive Director, Director of Finance, and/or Deputy Director of Finance is authorized to execute and certify any form of resolution required by any lender, regulator or other third party involved in the transaction, so long as the Director of Finance and counsel to the Authority determine that the substance of such resolutions does not materially conflict with the substance of this Resolution.

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 20th day of October, 2022.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

CHAIRMAN’S CERTIFICATE

I HEREBY CERTIFY that I am the duly elected and acting Chairman of the Housing Authority of the City of San Luis Obispo, a public body, corporate and politic (the “Authority”); that the attached is a true and correct copy of resolutions duly and unanimously adopted at a meeting of the Board of Commissioners of the Authority on October 20, 2022 (collectively, the “Resolution”), all of the Commissioners being present necessary to constitute a quorum for the transaction of business; further, that such meeting was called in compliance with all applicable laws and the requirements of the charter of the Authority; that the Resolution does not conflict with the charter of the Authority, nor has the Resolution been in any way altered, amended, or repealed, and that it is in full force and effect, unrevoked and unrescinded, as of this day, and has been entered upon the regular minute book of the Authority, as of the aforementioned date, and that the Board of Commissioners of the Authority has, and at the time of adoption of the Resolution, had, full power and lawful authority to adopt the Resolution and to confer the powers thereby granted to the Authorized Officer(s) therein named who has (have) full power and lawful authority to exercise the same.

Jay C. Beck, Chairman

Attest:

Scott Smith, Secretary

Dated: October 20, 2022

RESOLUTION NO. 29 (2022 SERIES)

**HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO
AUTHORIZING RESOLUTIONS RE: SHELL BEACH SENIOR, L.P.**

At a duly constituted meeting of the Board of Commissioners of the Housing Authority of the City of San Luis Obispo, a public body, corporate and politic (the “Authority”) held on October 20, 2022, the following resolutions were adopted:

WHEREAS, San Luis Obispo Nonprofit Housing Corporation (“SLONPH”), an organization affiliated with the Authority, is entering into a first amended and restated limited partnership agreement (the “Partnership Agreement”) for Shell Beach Senior, L.P., a California limited partnership (the “Partnership”), as the managing general partner, together with Pacific SPT LLC, as the co-general partner and MCC Housing LLC, its successors and assigns, as the investor limited partner (the “Limited Partner”);

WHEREAS, the Board of Commissioners of the Authority deems it to be in the best interests of the Authority to assist SLONPH and the Partnership in the syndication of the limited partnership interests with the Limited Partner and to enter into any and all agreements required by the Partnership or the Limited Partner, including but not limited to a continuing guaranty, a completion and development deficiency guaranty agreement, an indemnification agreement and any other agreements and to take any and all further actions necessary in connection with the syndication of the limited partnership interests with the Limited Partner;

NOW, THEREFORE, BE IT RESOLVED: That the Authority shall assist SLONPH and the Partnership in the syndication of the limited partnership interests with the Limited Partner and shall enter into any and all agreements required by the Partnership or the Limited Partner, including but not limited to a continuing guaranty, a completion and development deficiency guaranty agreement, an indemnification agreement and any other agreements and to take any and all further actions necessary in connection with the syndication of the limited partnership interests with the Limited Partner;

FURTHER RESOLVED: That all actions taken in connection with the Partnership by any officer of the Authority prior to the date of these resolutions is hereby approved and ratified;

FURTHER RESOLVED: That the Executive Director, Director of Finance, and/or Deputy Director of Finance, acting alone, shall be authorized and directed to enter into any and all agreements necessary to assist in the syndication of the limited partnership interests in the Partnership and shall enter into any and all agreements necessary, including but not limited to a continuing guaranty, a completion and development deficiency guaranty agreement, an indemnification agreement and shall take any and all further actions necessary provided such actions are consistent with the Board action;

FURTHER RESOLVED: That the Executive Director, Director of Finance, and/or Deputy Director of Finance of the Authority is authorized to execute and certify any form of resolution required by any lender, regulator or other third party involved in the transaction, so long as the Director of Finance and counsel to the Authority determine that the substance of such resolutions does not materially conflict with the substance of this Resolution.

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 20th day of October, 2022.

JAY C. BECK, CHAIRMAN

SEAL:

ATTEST:

SCOTT SMITH, SECRETARY

CHAIRMAN’S CERTIFICATE

I HEREBY CERTIFY that I am the duly elected and acting Chairman of the Housing Authority of the City of San Luis Obispo, a public body, corporate and politic (the “Authority”); that the attached is a true and correct copy of resolutions duly and unanimously adopted at a meeting of the Board of Commissioners of the Authority on October 20, 2022 (collectively, the “Resolution”), all of the Commissioners being present necessary to constitute a quorum for the transaction of business; further, that such meeting was called in compliance with all applicable laws and the requirements of the charter of the Authority; that the Resolution does not conflict with the charter of the Authority, nor has the Resolution been in any way altered, amended, or repealed, and that it is in full force and effect, unrevoked and unrescinded, as of this day, and has been entered upon the regular minute book of the Authority, as of the aforementioned date, and that the Board of Commissioners of the Authority has, and at the time of adoption of the Resolution, had, full power and lawful authority to adopt the Resolution and to confer the powers thereby granted to the Authorized Officer(s) therein named who has (have) full power and lawful authority to exercise the same.

Jay C. Beck, Chairman

Attest:

Scott Smith, Secretary

Dated: October 20, 2022

RESOLUTION NO. 30 (2022 SERIES)

**RESOLUTION WRITING OFF COLLECTION LOSSES
FOR PERIOD ENDING October 31, 2022**

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 **\$3,000.00** shall be written off as a collection loss as of October 30, 2022. 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 20th day of October, 2022.

JAY C. BECK, CHAIRMAN

SEAL:

ATTESTS:

SCOTT SMITH, SECRETARY

RESOLUTION NO. 30 (2022 SERIES)

EXHIBIT A

Summary of delinquent accounts to be written off for period ending October 30, 2022.

<u>PROGRAM</u>	<u>TENANT NAME</u>	<u>TERM DATE</u>	<u>AMOUNT</u>
Parkwood Apt.	SherryVan Valkenburgh	01/09/22	\$ 3,000.00
TOTAL AMOUNT TO BE WRITTEN OFF.....			<u>\$ 3,000.00</u>