

HASLO has returned to in-person meetings for the Board of Commissioners.

LOCATION: Pacific Western Bank, Conference Room, 997 Monterey St., 3RD Floor, San Luis Obispo

The public may join in person or via the Zoom link.

Join Zoom Meeting:

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

Meeting ID: 980 5717 7103

Passcode: 975423

Dial in by phone: 253-215-8782

12:00 PM

REGULAR MEETING

**997 Monterey St.
3rd Floor**

CALL TO ORDER: Chairman Ashlea Boyer

ROLL CALL: Commissioners Boyer, Crotser, Jeffries, Odenthal, Shower, 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 MAY 16, 2023**
Approve the Minutes of the Regular Board of Commissioners Meeting of May 16, 2023.
- C2. HASLO MONTHLY DISBURSEMENT REGISTER** (available for review at the meeting)
- C3. HOUSING CHOICE VOUCHER (SECTION 8)**
- C4. PROPERTY MANAGEMENT REPORT**
- C5. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**
- C6. CONSTRUCTION & DEVELOPMENT REPORTS**

DISCUSSION ITEM

1. HASLO ANNUAL PLAN – REVIEW, CONSIDER, COMMENT, AND APPROVE RESOLUTION NO. 11

This is a public hearing for the Commission to consider the draft Annual Plan, receive public comment, and adopt the Annual Plan. The Plan must be submitted to HUD no later than July 18th, 75 days prior to the commencement of our fiscal year.

RECOMMENDED ACTION: 1) Receive Public Comment; and 2) Adopt Resolution 11 (2023 Series) Adopting the Housing Authority of San Luis Obispo’s Annual Plan.

2. UPDATING ADMIN PLAN TO INCREASE PASO HOMEKEY SET-ASIDE VOUCHERS

We are increasing the number of set-aside vouchers to cover the 2 new staff positions that will be living onsite.

RECOMMENDED ACTION: Adopt Resolution No. 12 (2023 Series) Approving Amendments to the Housing Authority of San Luis Obispo’s Administrative Plan for Paso Homekey Set-Aside Vouchers

3. HASLO NEW OFFICE BUILDING

Review and approve Leff Street Office Plans.

RECOMMENDED ACTION: Adopt Resolution No. 13 (2023 Series) Approving the Development and Construction of a New Office for HASLO at 487 Leff Street

ADJOURNMENT

The next Regular Meeting will be held on July 20th, 2023, at 12:00 p.m., location to be determined.

REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 3:00 P.M. ON JUNE 9, 2023, 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

May 18, 2023

CALL TO ORDER

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, May 18, 2023, at 12:03 p.m. at 997 Monterey St., San Luis Obispo, by Chair Ashlea Boyer.

ROLL CALL

PRESENT: Commissioners Boyer, Souza, Crotser, Jeffries, Odenthal, Shower, Steinberg
ABSENT: None
STAFF: Scott Collins, Ken Litzinger (video), Elaine Archer, Michael Burke, and Michelle Pedigo

PUBLIC COMMENT:

None.

EXECUTIVE DIRECTOR'S REPORT:

Scott Collins, Executive Director, provided an update on tax credit applications for the Maxine-Lewis, Cleaver (Grover Beach), and Bridge Street projects. He updated the Commission on delays being experienced at the Toscano and Rockview Morro Bay projects due to switch gear (electricity) issues. Mr. Collins said that he will meet with the Commission sub-committee of Boyer and Crotser to review a concept for a new office building at the Leff Street location. He let the Commission know that the executive team will be attending the NAHRO conference in Anaheim, that he is serving on a housing and infrastructure initiative work team for SLOCOG, and stakeholder group for the City of Paso Robles homeless strategic plan effort. He ended by mentioning staff are looking into firms that provide strategic planning services.

CONSENT AGENDA:

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF APRIL 20, 2023**
- 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 AND DEVELOPMENT REPORT**

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

DISCUSSION ITEM:

MID-YEAR BUDGET REPORT

Ken Litzinger, Director of Finance, reviewed the Mid-Year Budget with the Commissioners and staff.

ACTION TAKEN: A motion to acknowledge and accept the Mid-Year Budget was made by Commissioner Souza, seconded by Commissioner Jeffries, and unanimously approved by all Commissioners.

There being no further business, the meeting was adjourned at 1:25 p.m.

Respectfully submitted,

Scott Collins, Secretary

Executive Summary

Housing Choice Vouchers (“Section 8”)

- SEMAP Report
 - The closing for PIC was successful for the month of May and the SEMAP report is attached.
- Voucher Lease-up Activity
 - New leases were strong for the month of May
 - In light of the debt ceiling negotiations, we are reviewing leasing and funding assumptions for the next two years

50058 Listing						
Property: .vo						
Action Effective Date : 01/01/2023-08/01/2023						
Rows By: Property						
Columns By: Month						
Property	01/2023	02/2023	03/2023	04/2023	05/2023	Total
Emergency	5	2	2	4	10	23
Youth	0	1	1	0	1	3
Mainstream	4	1	3	2	4	14
VASH	2	2	5	2	8	19
HCV	20	7	21	14	11	73
GrandTotal:	31	13	32	22	34	132

- Emergency Housing and Mainstream Vouchers
 - We did a mass briefing for the remaining Emergency Housing vouchers and for the mainstream vouchers to ensure that applicants are out looking for housing
 - We are carefully monitoring the Emergency Vouchers for the last 4 months of the program for issuing new vouchers to new participants. After Sept 30th, new participants cannot be added to the program, but existing participants will continue to be able to move

SEMAP Indicators Report

As of May 31, 2023

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

Current SEMAP Indicator Information	Most Recent SEMAP Indicator Information
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Reporting Rate as of May 31, 2023

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	2490	04/23	12	26	2504	2733	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
2917	2

[\[+\] 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
1852	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
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Number of Families in Current Database	Number of Inspections On or Before Effective Date
688	688

[\[+\] 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.)

Number of Families in Current Database	Number of Late Inspections
2363	1

[\[+\] 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	64	0	45	80

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

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

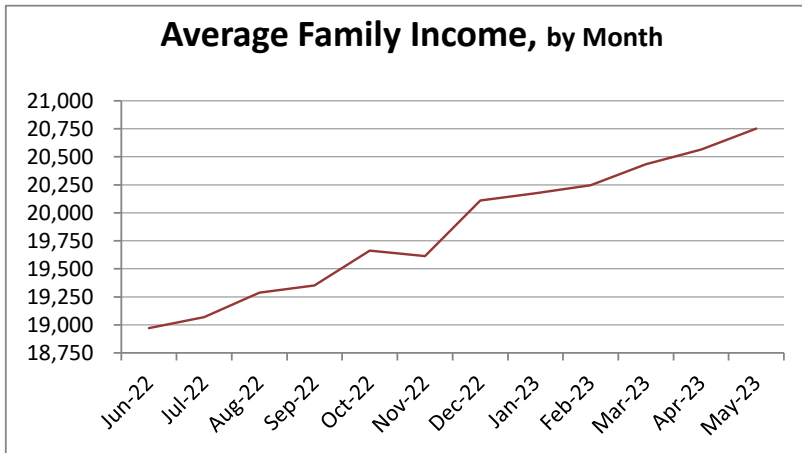
* - As reported by the PHA in Indicator 14 (a) from the last SEMAP Certification and confirmed by the Field Office. This number may have decreased as families have graduated from the program. Also data may not include approved exceptions to mandatory slots.

HASLO

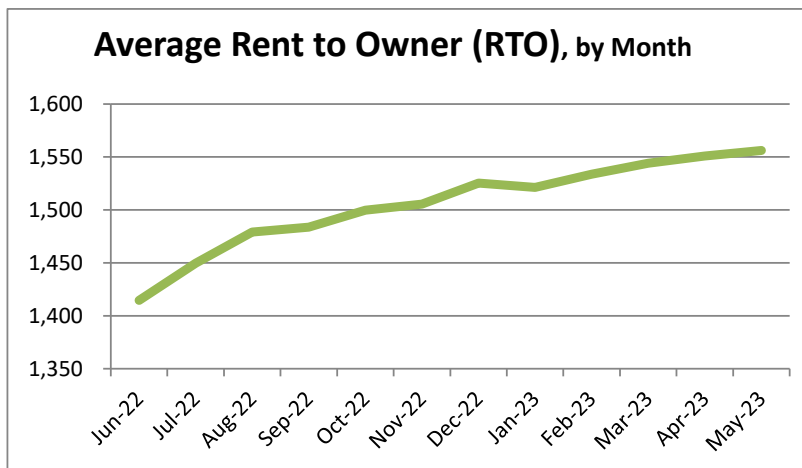
Voucher Monthly Analysis (VMA)

Rolling 12 months

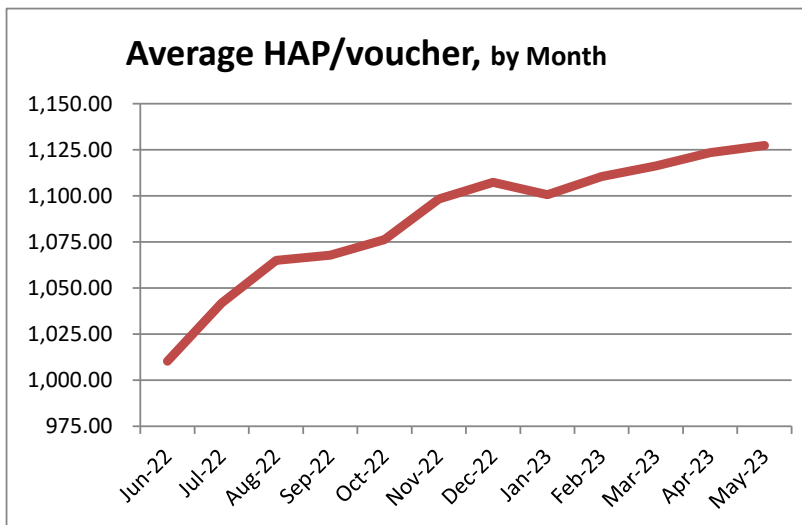
Note: includes Welcome Home Vouchers (EHV)



Average HH Income, 12 month % change: 9.4%



RTO, 12 month % change: 10.0%
 (including new leases)
 FMR Increase, as of 10/1/2021 (Fair Market Rents) 13.4%



Average HAP, 12 month % change: 11.6%

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
June 2023

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 2,290 general vouchers, 226 Veterans vouchers, and 47 Family Unification/Foster Youth Initiative vouchers for a total of 2,495 available vouchers. In addition, HASLO administers 183 Mainstream and 196 Emergency Housing Vouchers (EHV) that HUD considers as separate stand-alone programs for tracking and funding purposes.

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 recently received notice that HUD is issuing additional VASH vouchers. We plan to apply and hope that we will receive some of these additional vouchers.

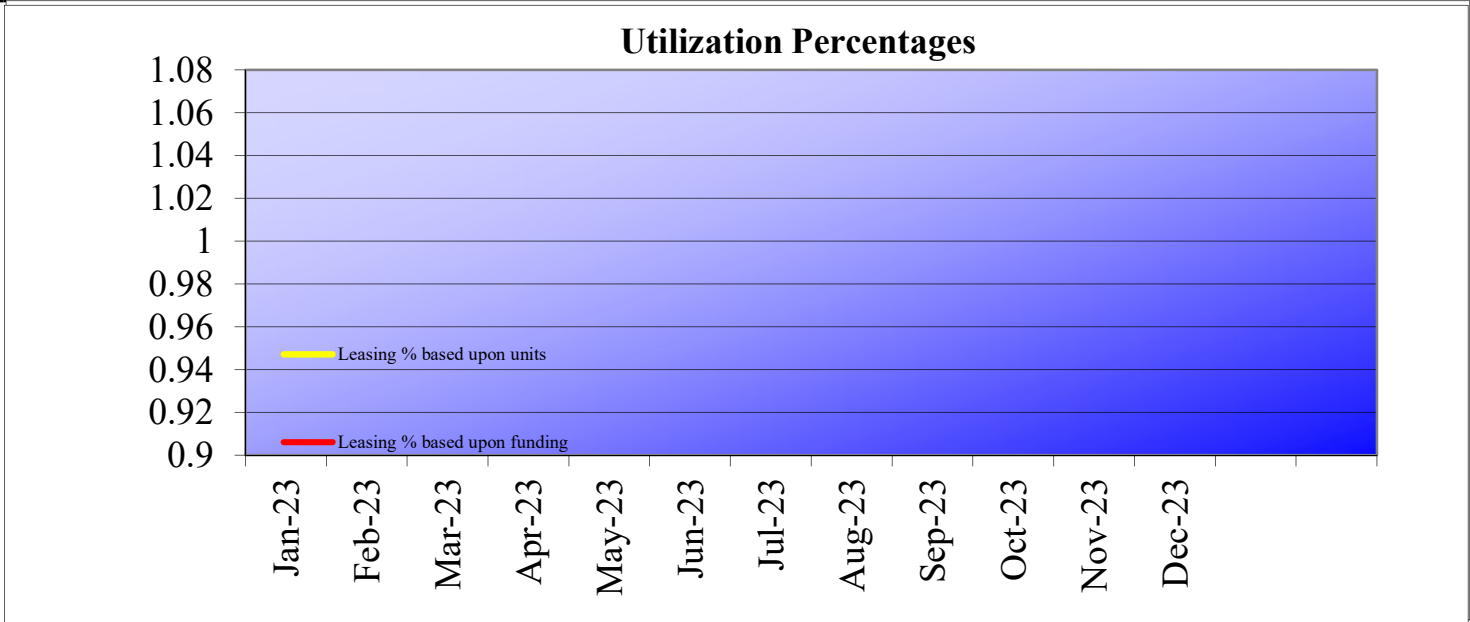
We have been made aware that there is Set-Aside funding available and plan on applying under all categories that we are eligible for.

The Mainstream voucher program continues to have strong leasing numbers.

Reserves remain strong at around \$1.5 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
June 2023

	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 2023	2,495	2,399	96.15%	\$ 2,664,372	\$ 2,666,752	\$ (2,380)	100.09%	\$ 1,112
February 2023	2,563	2,587	100.94%	\$ 2,664,372	\$ 2,882,949	\$ (218,577)	108.20%	\$ 1,114
March 2023	2,563	2,470	96.37%	\$ 2,664,372	\$ 2,760,648	\$ (96,276)	103.61%	\$ 1,118
April 2023	2,563	2,485	96.96%	\$ 2,664,372	\$ 2,783,369	\$ (118,997)	104.47%	\$ 1,120
May 2023	2,563	2,489	97.11%	\$ 2,664,372	\$ 2,831,754	\$ (167,382)	106.28%	\$ 1,138
June 2023	2,563	2,485	96.96%	\$ 2,664,372	\$ 2,821,905	\$ (157,533)	105.91%	\$ 1,136
July 2023								
August 2023								
September 2023								
October 2023								
November 2023								
December 2023								
YTD	15,310	14,915	97.42%	\$ 15,986,232	\$ 16,747,377	\$ (761,145)	104.76%	\$ 1,123



NRA + Prog Reserve Balance (Excess HAP) as of 1/1/2023	\$ 2,340,993	YTD Voucher	YTD	
HAP Funding YTD:	\$ 15,986,232	Months	Vouchers	
HAP Expenditures YTD:	\$ 16,747,377	Available	Leased	
HAP Revenue (Fraud, FSS Forfeits) YTD:	\$ -	Regular Vouchers	13,672	13,551 99.1%
Current Remaining NRA / Prog Reserve:	\$ 1,579,848	Veterans (VASH)	1,356	1,132 83.5%
Months in Reserves at Current Monthly Expense Levels		Family Unification	282	232 82.3%
Reserves as a Percentage of Budget Authority	4.9%	Total Vouchers	<u>15,310</u>	<u>14,915</u> 97.4%
Current Monthly Funding (a)	\$ 2,664,372			
Current Average HAP Payment (b)	\$ 1,136	Mainstream	1,098	1,011 92.1%
# of Units the Current Monthly Funding Would Support (a)/(b)	2,346	Emergency Housing	1,176	1,104 93.9%
# of Units Currently Leased	2,485			
Excess Units Leased, Current Month	139			
Current Year-to-Date Funding (a)	\$ 15,986,232			
Current Year-to-Date Average HAP Payment (b)	\$ 1,123			
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	14,237			
# of Unit-Mos Leased Year-to-Date	14,915			
Excess Unit-Mos Leased, Year-to-Date	678			

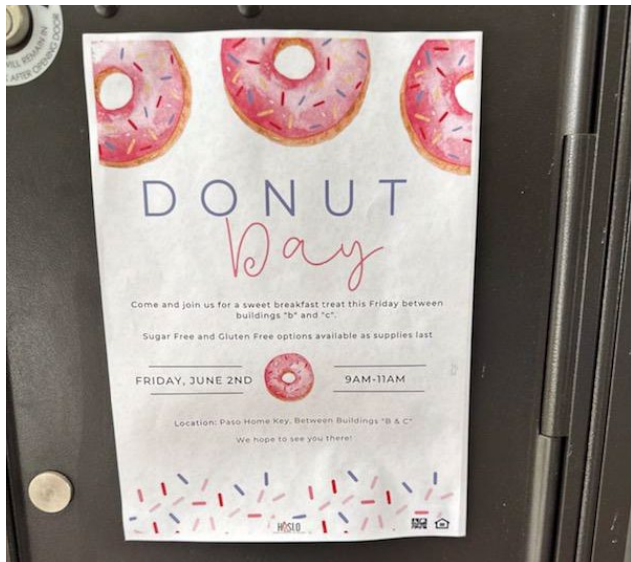
Board Report

Supportive Housing and Property Management Activities

- 860 on the Wye – the property supervisor, Enrique made arrangements for a gift for the veterans for Memorial Day - the residents at 860 were very happy with the cookies from Brown Butter Cookie Company. Thank you, Traci, for the help!



- Paso Homekey – celebrated national donut day



June

Office Closed:
Friday June 9th
Monday June 19th
Friday June 23rd

SAN LUIS OBISPO JOB FAIR THURSDAY JUNE 8TH

Attending this job fair could save you time and energy finding a job.

You may have already sent dozens of resumes to employers, only to wonder why they don't get back to you.

Register today to make sure you're one of the candidates hired at this job fair.

To register go to;

<https://www.eventbrite.com/e/san-luis-obispo-job-fair-san-luis-obispo-career-fair-tickets-565338361257?aff=ebdssbdestsearch>

FREE SLO BLUES BASEBALL TICKETS FRIDAY JUNE 9TH

Kimberly's Global Real Estate Corporation is offering FREE tickets to the SLO Blues Baseball Game Friday June 9th 2023.

To register for tickets go to:

<https://www.eventbrite.com/e/free-slo-blues-baseball-tickets-tickets-638847318527?aff=ebdssbdestsearch>

click "Reserve a Spot" to claim your tickets

THE MOM WALK COLLECTIVE SATURDAY JUNE 10TH

Meeting at the Sinsheimer parking lot located between the SLO swim center and the baseball stadium, then going for a 1 mile walk that loops around the park and a little bit into the neighborhood then stopping back at the playground for some playtime & a clothing swap!

Clothing Swap: Women's & kids clothes welcome! Bring your gently used women's or children's clothing you want to declutter and swap it with other moms to sustainably refresh your family's wardrobe! You will be able to take as many items as you bring and anything left unwanted at the end will be given to local families in need.

There will be a special guest/local sponsor with us this walk, Kelsey Flores: Certified sleep consultant and owner of Peaceful Peanut Infant and Toddler Sleep Consulting! She is offering all our Mom Walk mamas a discount on her services.



DID YOU KNOW...

About 20% of adults in multiunit housing use combustible tobacco products, which are a source of secondhand smoke exposure. Secondhand smoke can travel within multiunit housing and common areas through doorways and additional spaces. Opening windows and using fans does not completely remove the secondhand smoke.

HOW TO HELP SOMEONE QUIT SMOKING

Do

- Spend time together, take a walk or watch a movie. This can help keep their mind off smoking
- Stay positive, even if they slip or relapse. Quitting is hard.
- Praise them. When they have quit for one day, week, month or more.

Don't

- Think their mood swings are about you. Withdrawal symptoms are common and will go away
- Doubt that they can quit. Believe in them.
- Give advice unless they ask for it. Instead, ask them how you can help.



HEALTH BENEFITS OF QUITTING SMOKING

Within 3 Days of Quitting Smoking

- Damaged nerve ending start to re-grow
- Sense of smell and taste begin to improve
- Chance of heart attack goes down

Within a Year of Quitting Smoking

- Coughing and shortness of breath gets better
- Tiny hairs in the lungs (cilia) start to work again
- Body has more energy

For the Rest of Your Life

- Risk of heart disease is cut by half
- Lung cancer risk is cut in half
- Cervical cancer risk falls to that of a non-smoker

Call for **FREE** help to quit smoking!
1-800-300-8086

LEASE REMINDER: LOCKS AND KEYS

a. Alteration or replacement of locks shall not be made by any Resident. HASLO must retain a key to all doors on the premises.

b. For security purposes do not duplicate your keys.

c. If you are locked out of your apartment, please contact a local lock smith for assistance in gaining entrance to your unit. If a lock-out occurs during work-hours, maintenance may be able to provide you with a key for a fee of \$10 plus a minimum of 30-minute labor charge.

Work Order Line: #805-543-1026

www.haslo.org/workorderrequest

Virtual Yoga for Grief: Hosted by Hospice SLO County: "Yoga for grief provides a safe, restorative, non-judgmental, loving place to combine breath with movement." No previous yoga experience required. This class is offered the first Tuesday of the month from 9:30am-10:30am AND the third Wednesday of the month from 4:15-5:15pm. Registration is required, you can register online at hospiceslo.org/workshops/yoga-for-grief or call 805-544-2266 to reserve your space.

**Vacancy Summary
as of 05/31/23**

	<u>Vacancy Loss</u>		<u>GPR</u>	<u>Budgeted %</u>		<u>Avg Days Vacant</u>	<u>% Annual Turnover</u>	<u># of Units Turned</u>	<u>Total Units</u>	<u>% Occupied as of 5/31</u>
	<u>Current Month</u>	<u>Vacancy Loss Rolling 12 Month</u>		<u>of GPR</u>	<u>% of GPR</u>					
NOTE: All day counts include weekends										
<u>Tax Credit Properties</u> (rolling 12 months)										
860 on the Wye	\$0	\$197	\$255,030	0.95%	0.08%	10	5%	1	20	100%
Atascadero	\$1,162	\$6,145	\$261,036	1.76%	2.35%	61	16%	3	19	95%
Bishop Street Studios	\$1,584	\$7,582	\$486,024	1.01%	1.56%	58	12%	4	33	100%
Brizzolara	\$1,164	\$9,097	\$389,556	2.00%	2.34%	40	17%	5	30	97%
Carmel	\$0	\$1,904	\$263,988	1.18%	0.72%	55	5%	1	19	100%
Courtyard	\$968	\$21,810	\$600,168	1.15%	3.63%	49	31%	11	35	100%
DRT (Johnson)	\$0	\$5,753	\$617,544	0.79%	0.93%	52	8%	3	40	100%
Halcyon	\$0	\$1,709	\$261,936	1.00%	0.65%	64	5%	1	20	100%
Hidden Creek	\$801	\$7,462	\$1,181,316	0.26%	0.63%	33	10%	8	80	100%
Ironworks	\$1,718	\$18,411	\$779,004	2.46%	2.36%	58	15%	7	46	96%
RAD175/SLO Villages	\$4,706	\$39,127	\$2,853,156	1.00%	1.37%	40	13%	22	175	98%
Islay Hills (Ironbark)	\$0	\$7,830	\$303,216	1.27%	2.58%	88	10%	2	20	100%
Laurel (Marvin Gardens)	\$0	\$2,856	\$350,928	1.27%	0.81%	81	0%	0	24	100%
Pismo Buchon	\$689	\$9,375	\$183,684	1.27%	5.10%	96	27%	3	11	100%
Willow Walk	\$1,398	\$3,047	\$744,048	2.00%	0.41%	13	13%	5	39	100%
Total, Tax Credit Properties	\$14,190	\$142,305	Average=	1.29%	1.70%	53	12%	5		99%
<u>SLONP Properties</u> (rolling 12 months)										
Blue Heron	\$0	\$432	\$236,808	0.58%	0.18%	17	14%	2	14	100%
Empire	\$0	\$1,114	\$173,400	1.00%	0.64%	41	8%	1	13	100%
Ferrell	\$0	\$1,950	\$180,144	1.64%	1.08%	10	13%	1	8	100%
Macadero	\$1,577	\$19,465	\$336,984	9.06%	5.78%	88	32%	6	19	95%
Margarita	\$0	\$125	\$414,348	1.12%	0.03%	9	5%	1	21	100%
Total, SLONP Properties	\$1,577	\$23,086	Average=	2.68%	1.54%	33	14%	2		99%
<u>EIHC Properties</u> (rolling 12 months)										
Poinsettia	\$0	\$1,612	\$487,380	4.00%	0.33%	86	0%	0	20	100%
Total, EIHC Properties	\$0	\$1,612								
<u>50059/Other Properties</u> (rolling 12 months)										
Dan Law	\$0	\$4,702	\$131,400	2.54%	3.58%	104	11%	1	9	100%
Parkwood	\$2,832	\$10,320	\$639,948	4.00%	1.61%	48	12%	4	34	94%
Total, 50059/Other Properties	\$2,832	\$15,022	Average=	2.60%		76	11%	3		97%
	\$18,599	\$182,025	Overall Average=	1.69%		52	12%	4		99%
prior month	\$19,654		Prior Month Overall=	1.71%		53	13%	4		98%
% increase/(decrease)	-5%		net change	-0.02%		-1	-1%	0		1%

June 7, 2023

To: HASLO Board of Commissioners
From: Sandra Bourbon, Director of Resident Services
Re: May 2023

Family Self Sufficiency Program (FSS):

*FSS Graduates (2023): BS as of 02-28-2023, Assembler, \$3,112 (tw). MS as of 03-31-2023, Office Assistant, \$11,199 (tw). JS as of 03-31-2023, Receptionist, \$5,122.04 (sb). LM as of 03-31-2023, Care Giver, \$6,572.36 (sb). TF as of 05-31-2023, Postal Carrier, \$39,535.56 (sb).

***FSS Terminations and Forfeited Escrow (2023):**

2022: E.J-R/11-01-2022-contract expired and unemployed \$2,496.

2023: MR/01-04-2023-voluntary withdraw, \$0. AL/02-28-2023-contract expired, not working \$4,506. JO/02-28-2023-voluntary forfeit \$0. EA/02-28-2023-voucher terminated, \$2,614.08.

AD/02-28-2023-lost HCV and not employed \$3,628.

SERVICES:

We continue to be busy providing services at our properties throughout the county. Here are some May highlights:

- Hidden Creek kids have enjoyed finishing their pinata craft, painting, and puzzling together. We have averaged approximately 8 kids (on busy days, 10 kids will join) and are gaining new participants.
- Carmel received the last scheduled HiCap presentation. It was well received by tenants and the majority are interested in having HiCap come back for assistance during the open enrollment time.
- SLO Food Bank distribution between Paso Home Key, 860 on the Wye, Carmel and Brizzolara is servicing 46 people per month. In addition, there are 30 people receiving the monthly Senior Farmers Market items at Del Rio Terrace.
- We had a Cinco de Mayo "Meet & Greet" at 860 on the Wye to introduce our new Executive Director. Community Gardens continue to flourish (pictures attached).
- We have seen increased participation at Willow Walk in Nipomo. Recent activities include a "Pizza & Paint" party, Movie Day and Donut Day.
- We have been putting in a strong effort with activities and outreach at South Hills Crossing and Courtyard at the Meadows to re-establish the children's program/activities and adult services. Staff have been knocking on doors and holding events.

860 COMMUNITY GARDEN



HIDDEN CREEK LEARNING CENTER



HASLO Development Outlook

								20					
Month	June	July	August	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June
Anderson Hotel Reno 9% 68 Units Special Needs	Construction												
405 Atascadero 9% 36 Large Family Units	Construction Phase					Lease-Up		Qualified Occupancy					
Toscano 9% 38 Large Family Units Office	Construction Phase			Lease-Up	Qualified Occupancy								
Shell Beach Road 9% 26 Senior Units	Discuss feasibility			Construction Phase									
Arroyo Terrace 9% 68 Large Family Units	Construction Phase												
Arroyo Terrace 9% 68 Large Family Units	Raise Funding/Tax Credit Application									Tax Credit Award/Closing			
Bridge Street 9% 94 Senior/Large Family Units	Tax Credit Award/Closing									Construction Phase			
1422 Monterey 9% 105 Senior/Large Family Units	Raise Funding/Tax Credit Application												
Maxine Lewis 9% 40 Special Needs Units	Tax Credit Award/Closing									Construction Phase			
Mesa Trails 4% 70 Senior/Family Units	Entitlements				Raise Funding/Tax Credit Application								
Victoria Yard Site 9% 30+ Large Family Units	Entitlements				Entitlements								
PHK Shelter/Perm Housing Clever Park 9% 50+ Large Family Units	Construction Phase			Lease-Up						Construction Phase			
1708 Beach Office 9% Seniors	Entitlements				Entitlements								

24						2025														
July	August	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.			
Lease-Up						Qualified Occupancy														
						Lease-Up														
															Qualified Occupancy					
Construction Phase																				
Tax Credit Award/Closing						Construction Phase														
Tax Credit Award/Closing																				
						Raise Funding/Tax Credit Application														
															Tax Credit Award/Closing					
						Raise Funding/Tax Credit Application														
															Tax Credit Award/Closing					

Development Update



Date of Update		6/7/2023	
DEVELOPMENT			
PROJECT	ACTION	NOTES/GOALS	
Anderson Hotel	Construction	Rough demo is ongoing Coordination with T-Mobil to remove their infrastructure is on going Outreach to neighboring businesses, in coordination with the City of SLO.	
Project HomeKey	Construction	Phase 3 plumbing work to be completed in building D by end of the month. Working with ECHO and PM on sequencing of the remaining work	
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	Tax Credit Allocation expected to be received, construction to start in Q1 of 2024	
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 is fully entitled	
Toscano Site	Construction	Project broke ground on 1/10 Delays due to switchgear and PG&E; expect occupancy and turnover to PM in September.	
Office	Design Development	Plans are in plan check	
	Construction	Bid received from Abbott Reed for 8.4 million in Dec. 2022. A R has agreed to hold bid price if we can start the project in August.	
2655 Shell Beach Road	Construction	Footing poured. Prepping for slab installation Rain has delayed the project 3 months, working to make up time. "Wall-raising" even on Tuesday, June 27 at 1pm (public event).	
405 Atascadero Road	Construction	Finish work is underway Delay with switchgear will delay the occupancy of the project, project will defer some developer fee due to prolific archeological findings and ROW conflicts. Anticipated occupancy is November.	
736 Orcutt Road	Strategy	40+ units of special needs housing, built around the old house	
	Entitlements	Project is approved	
	Financing	Tax Credit Allocation expected to be received, construction to start in Q1 of 2024	
2690 Victoria	Strategy	A redesign has been authorized for the project to serve either senior, special needs, or other SRO populations	
	Entitlements	Under new zoning regs, we will apply for Director Action. This aims to be a streamlined approach	
	Financing	TCAC application planned for 2024	
Arroyo Terrace	Strategy	63 units of large family mixed use housing	
	Entitlements	Fully approved	
	Financing	Needs additional funding, tax credit application planned for 2024	
279 Bridge Street	Strategy	94 units of large family/senior mixed use housing	
	Financing	Phased TCAC applications beginning in 2023	
	Permitting	Tax Credit Allocation application submitted and await word. If awarded, construction to start in Q1 of 2024	
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	
Mesa Trails Nipomo	Strategy	CUP application has been deemed complete. ER and public hearing process to commence	
	Entitlements	Community Outreach is ongoing	



Morro Bay



Toscano

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.					
A.1	PHA Name: _____ Housing Authority of the City of San Luis Obispo _____ PHA Code: <u>CA064</u> _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2023</u> _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>2,936</u> _____ PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
<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 of 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p>					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
	Lead HA:				
	NOT APPLICABLE				

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
B.2	New Activities. – Not Applicable
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>See attached pages</p>
B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>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.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p style="margin-left: 40px;">Y N</p> <p style="margin-left: 40px;"><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
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D.	Affirmatively Furthering Fair Housing (AFFH).
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D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 15%;">Fair Housing Goal:</td> <td><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></td> </tr> <tr> <td colspan="2" style="padding: 10px;"> <p>Not applicable. HASLO is not required to submit an AFH. From Instructions: "Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D."</p> </td> </tr> </table> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 15%;">Fair Housing Goal:</td> <td><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></td> </tr> <tr> <td colspan="2" style="padding: 10px;"> <p>Not applicable. HASLO is not required to submit an AFH. From Instructions: "Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D."</p> </td> </tr> </table> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 15%;">Fair Housing Goal:</td> <td></td> </tr> </table>	Fair Housing Goal:	<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>	<p>Not applicable. HASLO is not required to submit an AFH. From Instructions: "Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D."</p>		Fair Housing Goal:	<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>	<p>Not applicable. HASLO is not required to submit an AFH. From Instructions: "Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D."</p>		Fair Housing Goal:	
Fair Housing Goal:	<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>										
<p>Not applicable. HASLO is not required to submit an AFH. From Instructions: "Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D."</p>											
Fair Housing Goal:	<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>										
<p>Not applicable. HASLO is not required to submit an AFH. From Instructions: "Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D."</p>											
Fair Housing Goal:											

Describe fair housing strategies and actions to achieve the goal

Not applicable. HASLO is not required to submit an AFH.

From Instructions: "Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D."

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

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

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section. (24 CFR §903.11(c)(3))

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. This section refers to new capital activities which is not applicable for HCV-Only PHAs.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the 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 §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour 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 - B3

B3. Progress Report

Description of progress toward meeting mission and goals of 5-Year Plan

HASLO's 5-Year Plan was approved by HUD October 15, 2020. The following is a re-statement of those goals, and a description of progress made.

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. Additionally, the region struggles with very low rental housing vacancy rates. Expanding the supply of deed restricted housing affordable to low and very low-income households is a major priority.

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:

Project	# Units	Housing Type	Status – Previous Report Period	Progress/Current Status
Nipomo	40	senior	Planned	Construction completed and fully occupied.
Toscano	38	family	Planned	In construction with units being occupied in September 2023.
Courtyard	36	family	In construction	Completed and occupied
Monterey Street Housing	100	Mixed use residential and commercial. Family units and senior housing	Land acquired. Project in planning and design.	Land acquired. Project design has been approved
Bridge Street	100	family & senior	Land acquired. Project plan approved	Application for tax credits submitted
Morro Bay	35	family	Land acquired. Project approved	Under construction with units being occupied Dec 2023.
Arroyo Grande	63	family	Land acquired. Project approved.	Application for tax credits submitted
Paso Homekey	113	homeless	Acquired and occupied. Under renovation.	Under renovation. 40 doors of emergency shelter and 60 doors of perm supportive housing.

Orcutt Rd, SLO	40	homeless	Plans submitted for 40 permanent supportive housing units	Plans approved and tax credit application submitted
Victoria St	40	Mixed use	Land acquired	In planning
Broad St Mixed Use	9	mixed income/mixed use	Planned	Completed and occupied
Leff St New Office Construction	13,000 s.f.		Plans Approved.	Construction scheduled for late 2023
Anderson Hotel Preservation	68	Frail, primarily at-risk or homeless. This is a privately owned HUD multi-family project with expired regulatory agreement. Owners intend to sell or convert to market	HASLO is attempting to raise necessary capital for acquisition and rehabilitation.	HASLO raised the necessary capital for acquisition & rehabilitation. Construction is underway with anticipated completion in 2025
TOTAL Housing	682			

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.

Previous Report Period: 75% complete.

Current Report Period Progress: 100% complete. All rehabilitation complete and units occupied. Minor contractor call back follow ups. Final tax credit pay-in pending state approval of 8609.

c. Anderson Hotel Acquisition/Rehab – The Anderson consists of a privately owned 5 story 100 year old building in San Luis Obispo with 68 HUD multi-family units each with Project Based Rental Assistance. Owner has indicated intent to sell/convert to another use, which could potentially result in loss of the affordable housing and displacement of residents. All occupants are extremely low/very low income frail/elderly.

Previous Report Period: HASLO has entered into a master lease with the owners that includes an Option to Purchase.

Current Report Period: Over \$55 million in City, County, Federal and loans were obtained. The property has been purchased by a tax credit partnership, and extensive rehabilitation work as begun. The property will be subject to a 55 year regulatory agreement.

3. Goal: Maximize Housing Choice Voucher Program Utilization Objectives

a. HASLO maintained voucher utilization rate of above 97%.

b. HASLO raised its payment standard to 110% of FMR for most unit types in order to maintain competitiveness in the marketplace.

c. HASLO maintained leasing success in its Emergency Housing Voucher program by providing landlord incentives, including signing bonuses and damages guarantees.

d. HASLO pursued all HUD opportunities for new vouchers in order to increase the number of households served. Only a small fraction of eligible families are able to be assisted under this program due to the voucher supply shortage.

4. Goal: Promote self-sufficiency of assisted households

HASLO pursued and obtained a HUD Self-Sufficiency grant renewal to operate a family self-sufficiency program. Additionally, HASLO continued 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

Pursuant to PIH NOTICE 2013-15 HASLO continued to participate in collaborations 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.

HASLO provided setaside vouchers pursuant to PIH 2013-15 under MOU’s with the above agencies to target the homeless. Additionally, HASLO partnered with El

Camino Homeless Organization (ECHO) to purchase, renovate and operate permanent housing (HASLO 60 units) and Covid-safe interim housing (ECHO 42 units) under Paso Homekey (purchase and conversion of Motel 6 in Paso Robles, CA).

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

Progress: HASLO maintained positive community relations and provided regular educational opportunities to the community through ongoing 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, League of Women Voters and YIMBY SLO (“Yes In My Back Yard”), SLO Supportive Housing Consortium, and others.

7. Goal: Diversity, Inclusion and Equity.

Objective: Establish a Diversity Initiative to examine and make recommendations regarding diversity, inclusion and equity throughout HASLO programs and operations. Consider a framework that is institutionalized, so that these values and qualities are sustained over time. Engage other community organizations in this process to identify shared concerns and solutions in San Luis Obispo County.

Progress: HASLO staff members participated in a hosted training on “Perspectives on Equity and Inclusion”. This training was provided through NAHRO, the National Association of Housing and Redevelopment Officials. HASLO Commissioners were also encouraged to participate.

**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 3/31/2024

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

I, _____, the _____
Official's Name *Official's Title*

certify that the ~~5-Year PHA Plan for fiscal years~~ and/or Annual PHA Plan for fiscal year
10/1/23 - 9/30/24 of the Housing Authority of the City of San Luis Obispo is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

San Luis Obispo County

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

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:
Signature:	Date:

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10-1-23, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of San Luis Obispo

CA064

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2023-24

5-Year PHA Plan for Fiscal Years 20____ - 20____

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 Executive Director

Name Board Chairman

Scott Collins

Ashlea Boyer

Signature

Date

Signature

Date

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

RESOLUTION NO. 11 (2023 SERIES)

**RESOLUTION ADOPTING THE HOUSING AUTHORITY OF
SAN LUIS OBISPO'S ANNUAL PLAN**

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

WHEREAS, HASLO has drafted a new Annual Plan (the "Plan") pursuant to HUD guidelines for the period commencing October 1, 2023; and

WHEREAS, a Legal Public Notice was published April 30th 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 June 15, 2023; and

WHEREAS, the Plan must be submitted to HUD at least 75 days prior to the start of the fiscal year.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners approves the Annual 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 June, 2023.

ASHLEA BOYER, CHAIRMAN

SEAL:

ATTEST:

SCOTT COLLINS, SECRETARY

RESOLUTION NO. 12 (2023 SERIES)

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

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

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

WHEREAS, there are 60 units of permanent supportive housing to be operated in accordance with the Project HomeKey requirements. The studio homes at the property, operated under the name of Paso HomeKey, are to be targeted to homeless individuals, with a preference for those that are vulnerable to COVID-19 and are from the North County; and

WHEREAS, there are 2 staff positions at Paso HomeKey to offer permanent supportive housing and maintenance services at the property that have an employment preference of lived experience and are required to live onsite at the property; and

WHEREAS, in order to facilitate the employment and affordability for on site housing, the property desires to offer a voucher to the two employees; and

WHEREAS, the request for 60 units of permanent supportive housing to be operated in accordance with the Project HomeKey requirements is amended to include the two manager units, for a total of 62 vouchers for supportive housing; and

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

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners approves the commitment of a total of 62 Housing Choice Vouchers as set-aside vouchers for qualified applicants referred Paso HomeKey, as an amendment to HASLO's Administrative Plan.

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

AYES:

NOES:

ABSENT:

ABSTAINED:

The foregoing Resolution was duly adopted and passed this 15th day of June, 2023.

ASHLEY BOYER, CHAIRMAN

SEAL:

ATTEST:

SCOTT COLLINS, SECRETARY

June 5th, 2023

**Re: HASLO Office at 487 Leff Street
Conceptual Understanding**

Dear Commission:

Since the early 1970s, HASLO staff have occupied the corner of Leff and High Street in San Luis Obispo and served thousands of clients monthly, providing housing assistance from a 5,000 square-foot office that was converted to an office from two former public housing apartments. As HASLO celebrates its 55th anniversary, it looks to the future with plans to construct a new modern office building that embraces traditional neighborhood character. The goals for the project are as follows:

- A building that reflects community values, aesthetics, affordable housing, energy efficiency, social stability, and economic strength
- A readily identifiable entry that is comfortable, welcoming, embracing, and provides dignity for those in need of housing assistance
- A building that facilitates collaboration and productivity for HASLO staff and its board of commissioners

HASLO recognizes that its project plans are ambitious but feels strongly that keeping its headquarters central within the City of San Luis Obispo is its highest priority and key to its business success. The reasons for building at its existing headquarters include the following:

- The site is in a central location in San Luis Obispo that is convenient for and familiar to clients
- HUD recorded a Use Agreement on the site limiting the approved uses to HASLO Administrative Offices.
- The site is on an established bus route that serves the needs of HASLO clients
- The site has an odd shape which restricts development options and makes meeting all property development standards more difficult
- The office expansion is not being pursued to expand staff but rather to better accommodate existing staff and clients
- The new building gives HASLO on-site meeting rooms and other needed facilities, for staff, commissioners and the public.
- HASLO wishes to continue to remain closely accessible to its clients. Alternative sites to accommodate their space needs are more remotely located in the Airport area which is beyond the public transportation network typically utilized by their clients

The office land use was allowed in the underlying R-2 zone through the adoption of a Precise Plan. The Precise Plan was specific to the management offices of the Housing Authority and did not include authorization of any other uses for the site.

As part of the Public Housing conversion process, HUD approved the transfer of the land to San Luis Obispo Nonprofit Housing Corporation (SLONP). SLONP will develop and build the office building. The primary reason for this strategy is that HUD has ruled that HASLO couldn't charge lease amounts to the Housing Choice Voucher (HCV) program if HASLO owned the building. This has been a serious issue for other housing authorities that needed their HCV program to pay its "fair share" for office costs. Having SLONP own the building solves this issue, and allows the HCV program to pay for the space used.

The financing of the building is contemplated as coming 100% from cash reserves and assets of our combined organizations. Our financing plan is outlined below:

Funding Sources	%	Amount	Remaining Cash Balance	
Housing Choice Voucher				
Pre-2004 HCV Reserves approved by HUD for HASLO Office Construction	8.5%	\$ 800,000		
HCV Cash Reserves	25.5%	\$ 2,400,000	\$2,431,609	1
Edna Islay Housing Corporation				
	1.6%	\$ 150,000	\$1,012,214	
San Luis Obispo Nonprofit Housing Corp				
SLONP Cash Reserves	3.2%	\$ 300,000	\$2,749,881	
SLONP - Sale of 147 Patricia	7.4%	\$ 700,000		
Local Authority				
Sales proceeds from Humbert/Victoria Site	10.6%	\$ 1,000,000		2
Local Authority Reserves	43.2%	\$ 4,064,709	\$8.1 - \$12.7 Million	
Total Sources	100.0%	\$ 9,414,709		

1 – The Housing Choice Voucher program currently has over \$4.8 million in operational reserves. There is a very real concern that HUD could start looking at cash reserve levels, and try to "Refederalize" those dollars. Making a prepaid lease payment for office space is an allowable use of reserve funds. HUD regulations state that a financially sound Housing Authority should have 4 months of operating funds on hand. The remaining cash balance of \$2.4 million provides approximately 7 months of operating funds on hand. Thus, HASLO could continue operations should HUD not be able to fund operations for a short period of time.

2 – Local Authority will provide the majority of the funding for the project. Roughly \$1 million will come from the sale of the Humbert/Victoria site to a tax credit partnership to construct affordable housing. This site was purchased years ago with HASLO funds to be used for HASLO offices. However, it was determined a long time ago that this site does not accommodate HASLO's needs. Over \$4 million will come from HASLO's unrestricted cash reserves. We project that after this investment, HASLO will still maintain unrestricted cash balances of at least \$8.1 million for the next 1-3 years. As development projects are completed and occupied, HASLO's cash balances are projected to increase significantly to around \$13 million.



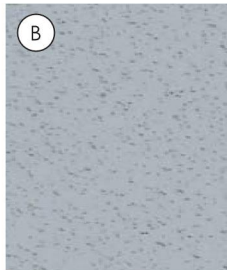




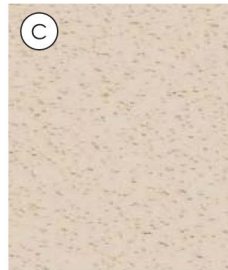




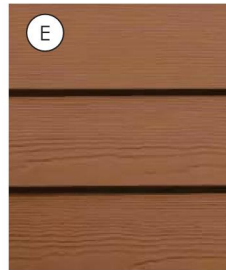
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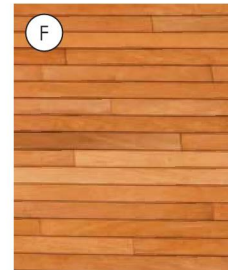
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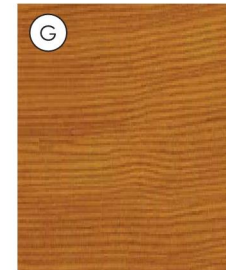
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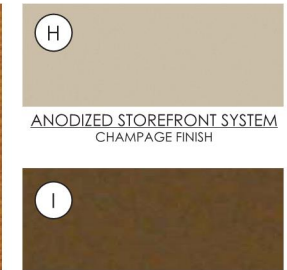
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F
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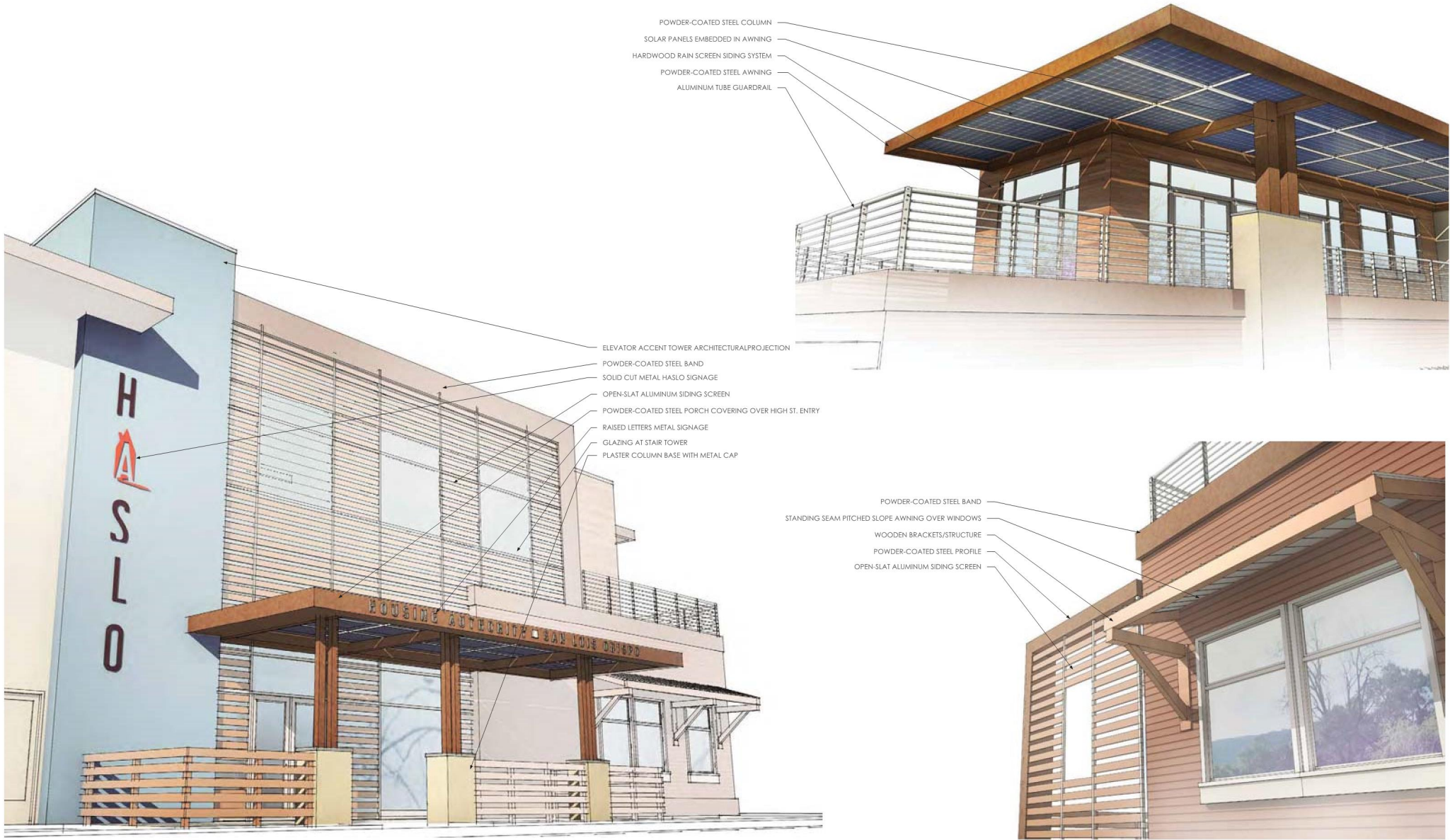
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H
 ANODIZED STOREFRONT SYSTEM
 CHAMPAGNE FINISH



I
 POWDER-COATED STEEL
 HARDENED BROWN FINISH



- POWDER-COATED STEEL COLUMN
- SOLAR PANELS EMBEDDED IN AWNING
- HARDWOOD RAIN SCREEN SIDING SYSTEM
- POWDER-COATED STEEL AWNING
- ALUMINUM TUBE GUARDRAIL

- ELEVATOR ACCENT TOWER ARCHITECTURAL PROJECTION
- POWDER-COATED STEEL BAND
- SOLID CUT METAL HASLO SIGNAGE
- OPEN-SLAT ALUMINUM SIDING SCREEN
- POWDER-COATED STEEL PORCH COVERING OVER HIGH ST. ENTRY
- RAISED LETTERS METAL SIGNAGE
- GLAZING AT STAIR TOWER
- PLASTER COLUMN BASE WITH METAL CAP

- POWDER-COATED STEEL BAND
- STANDING SEAM PITCHED SLOPE AWNING OVER WINDOWS
- WOODEN BRACKETS/STRUCTURE
- POWDER-COATED STEEL PROFILE
- OPEN-SLAT ALUMINUM SIDING SCREEN



① EXISTING
HIGH STREET ELEVATION



② PROPOSED
HIGH STREET ELEVATION



① PREVIOUS SUBMITTAL
HIGH STREET ELEVATION



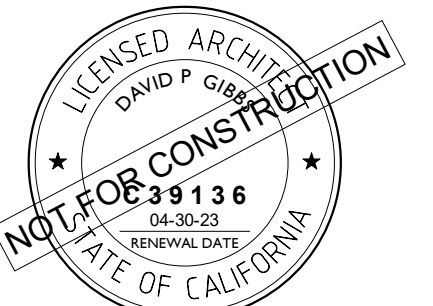
② PROPOSED
HIGH STREET ELEVATION



487 LEFF STREET MIXED-USE
PREVIOUS SUBMITTAL COMPARISON

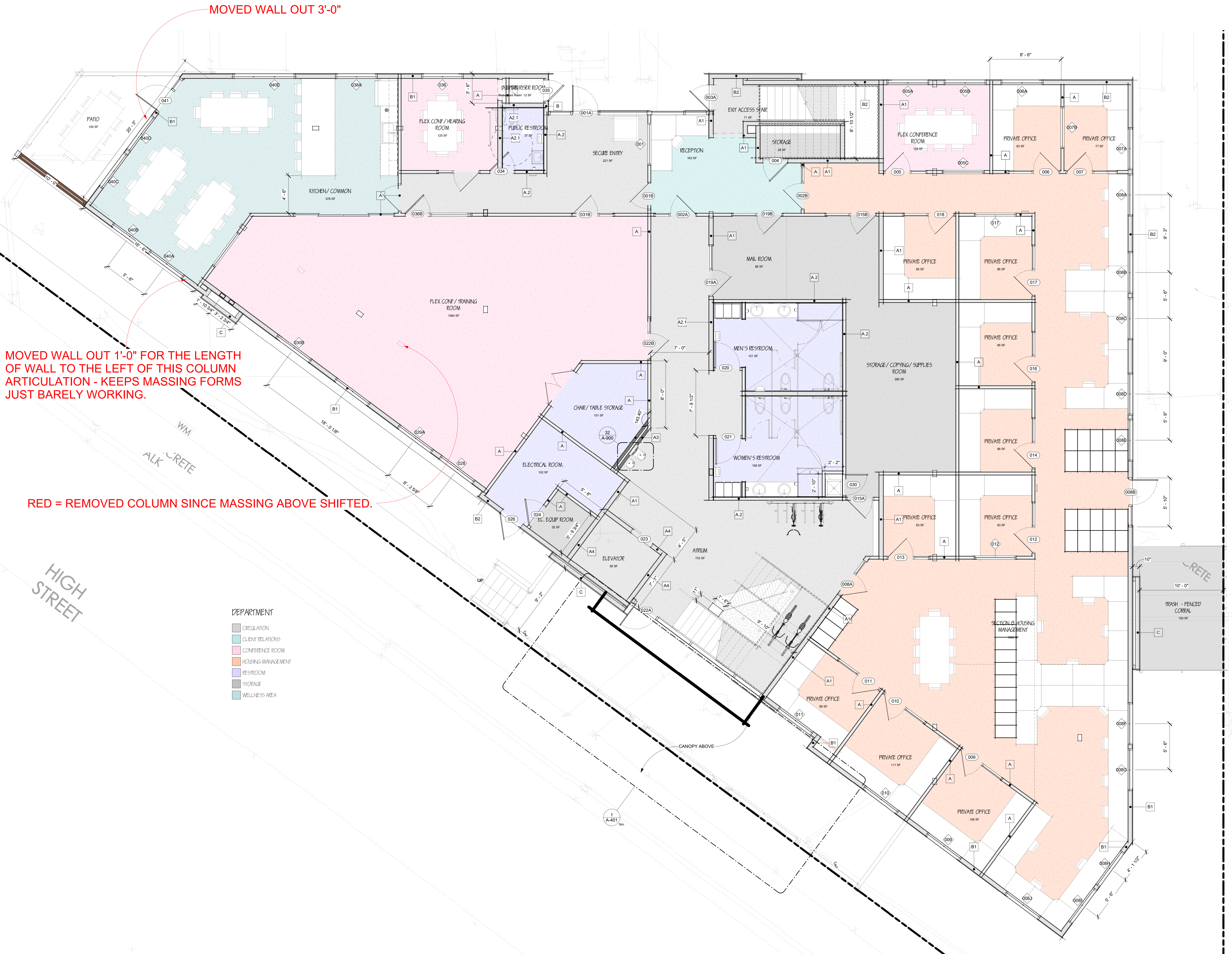
0879-01-8517
13 APRIL 2020

A20



CONSULTANT

AGENCY



MOVED WALL OUT 1'-0" FOR THE LENGTH OF WALL TO THE LEFT OF THIS COLUMN ARTICULATION - KEEPS MASSING FORMS JUST BARELY WORKING.

RED = REMOVED COLUMN SINCE MASSING ABOVE SHIFTED.

- DEPARTMENT
- CIRCULATION
 - CLIENT RELATIONS
 - CONFERENCE ROOM
 - HOUSING MANAGEMENT
 - RESTROOM
 - STORAGE
 - WELLNESS AREA

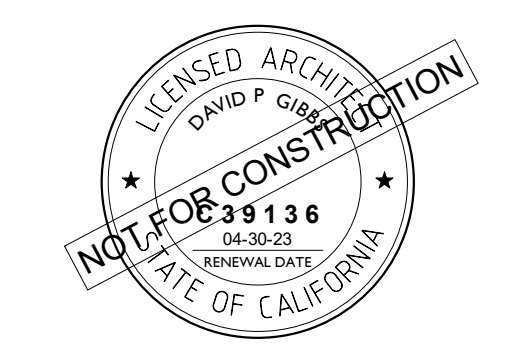
GROUND FLOOR - PRESENTATION PLAN
SCALE: 1/4" = 1'-0"

HASLO HEADQUARTERS
487 LEFF ST. SAN LUIS OBISPO, CA 93401
REVISED GROUND FLOOR

NO.	REVISION	DATE

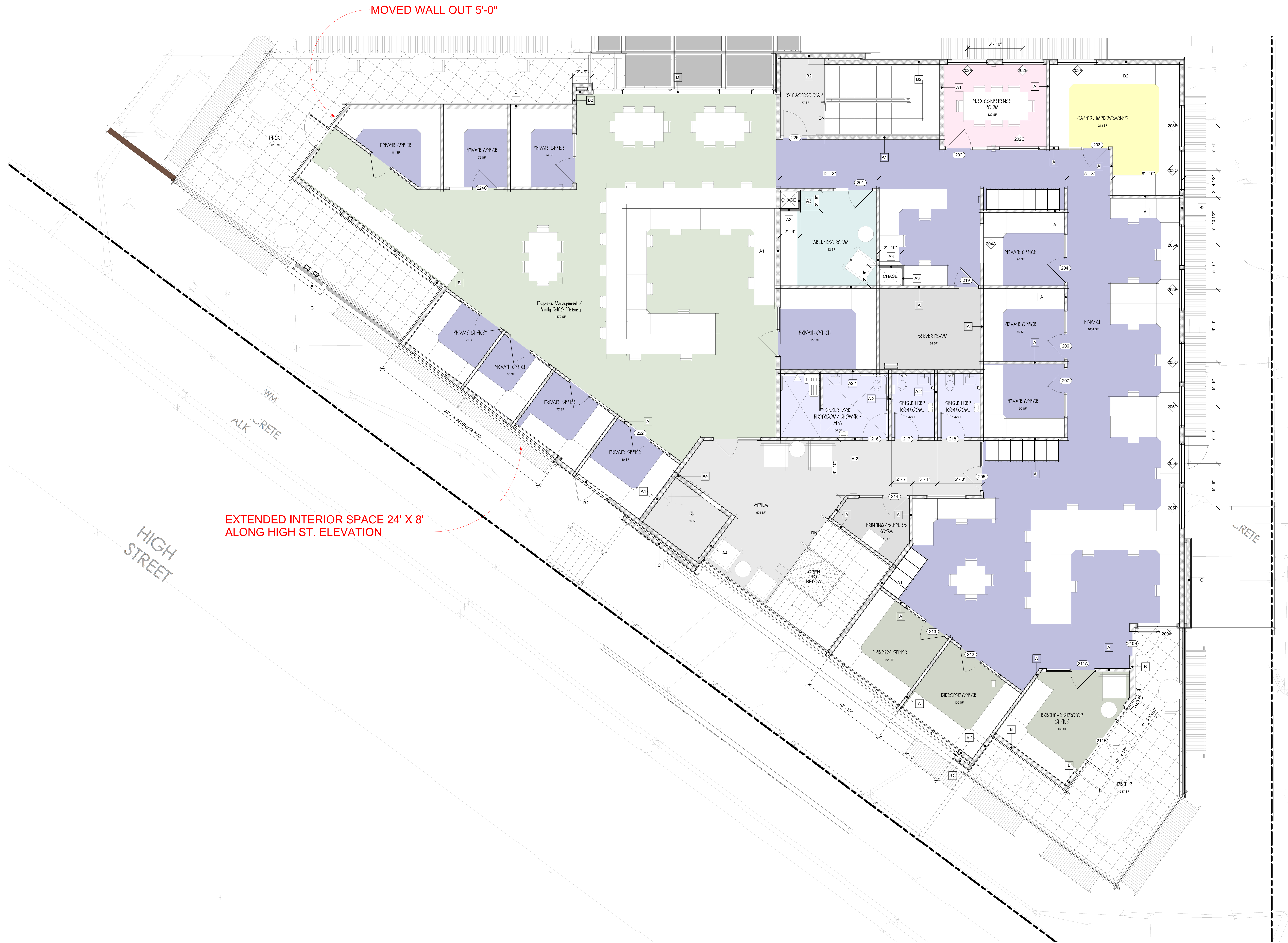
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PROJECT NUMBER
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AGENCY



SECOND FLOOR PRESENTATION PLAN
SCALE: 1/4" = 1'-0"

HASLO HEADQUARTERS
487 LEFF ST., SAN LUIS OBISPO, CA 93401
REVISED SECOND FLOOR

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY
DATE
PROJECT NUMBER
SHEET

06/02/2023
0879-02-RS17
X02

6/2/2023 3:38:27 PM N:\0010879-02-RS17-487 Leff St Haslo-CD-Construction Documents\Architecture\Mod\879-01-RS17_487 Leff St Haslo-Options-Datadw.rvt

HASLO EDITS - JUNE 2023

RESOLUTION NO. 13 (2023 SERIES)

RESOLUTION APPROVING THE DEVELOPMENT AND CONSTRUCTION OF A NEW OFFICE FOR THE HOUSING AUTHORITY OF SAN LUIS OBISPO (HASLO) AT 487 LEFF STREET, SAN LUIS OBISPO

WHEREAS, HASLO has occupied two former public housing townhomes as their main office on the corner of Leff and High Street in San Luis Obispo (for a total of 5,500 square feet) since the early 1970s; and

WHEREAS, HUD recorded a Use Agreement limiting the approved use of the site to HASLO Administrative offices; and

WHEREAS, the office has undergone numerous physical updates and changes to accommodate increased staffing and client requirements; and

WHEREAS, the limitations of the space can no longer meet the needs of our staff and clients; and

WHEREAS, the site is in a central location in San Luis Obispo that is convenient for and familiar to clients; and

WHEREAS, the site is on an established bus route that serves the needs of HASLO clients; and

WHEREAS, HASLO wishes to continue to remain closely accessible to its clients; and

WHEREAS, the new office building was approved by the Planning Commission of the City of San Luis Obispo at their meeting on June 10, 2020

WHEREAS, the project was sent out to bid on October 14, 2022, resulting in only one responsive bidder, Abbott Reed, in the amount of \$8.4 million; and

WHEREAS, Abbot Reed has agreed to hold that bid amount if construction begins in August 2023; and

WHEREAS, HASLO transferred the property to the San Luis Obispo Nonprofit Housing Corporation (SLONP), allowing HUD to authorize a lease structure in which the Housing Choice Voucher program will pay for its share of space.

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of San Luis Obispo, that:

1. The Commission finds and determines that the above recitals are true and correct.
2. The Commission finds the need for a new office is essential. A large number of staff have already moved out of the current office to allow for demolition and construction. Current temporary offices are less than one third of the space necessary for efficient day to day operations and to provide good customer service. A new office has been under discussion for many years, and the time is now to move forward with the project.
3. The Commission understands the new building is being pursued to better accommodate existing staff and clients. The new building will provide on-site meeting rooms and other needed facilities. The new building reflects community values, aesthetics, affordable housing, energy efficiency, social stability, and economic strength. The new building facilitates collaboration and productivity for HASLO staff and its Board of Commissioners.
4. The Commission approves the current office plans and designs and allows the officers in paragraph 6 to authorize changes in those plans as needed.
5. The Commission approves funding for development and construction of the project as follows:
 - a. An amount not to exceed \$10 million for development.
 - b. An amount not to exceed \$9 million for construction.
6. The Commission authorizes the Authority's Executive Director Scott Collins, Director of Finance Ken Litzinger, or Deputy Director of Finance Michelle Pedigo to execute and certify any form of resolution required by any lender, regulator or other third party involved in the funding of this project.

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 June, 2023.

ASHLEA BOYER, CHAIRMAN

SEAL:

ATTEST:

SCOTT COLLINS, SECRETARY