

# SAN LUIS OBISPO COUNTY COMMISSION ON AGING

[www.slocounty.ca.gov/coa.htm](http://www.slocounty.ca.gov/coa.htm)

**Meeting Date:** Wednesday February 28, 2024

**Time:** 10:00 am - Noon

**Location:** **DSS Building, 3433 South Higuera Street, Room #101, SLO**

- ✓ Call to Order
- ✓ Flag Salute (please stand if able)
- ✓ Check/announce meeting being recorded.
- ✓ Public Comment and Member/Agency Updates – *burning desires from members or guests about current concerns, issues, events - 2 min. max*

**Introductions:** Members and Guests (please provide your name, Commission position, and brief agency description)

**Member rollcall:** Chair establish Quorum.

**Approve Minutes:** January 24, 2024

**Presentation:        Housing Authority SLO (HASLO)**  
**Providing Affordable Housing, Assistance, and Support**  
**Update on HASLO latest Projects and Properties**

**Presenters:**

**Scott Collins**, HASLO Executive Director

**Lita Moore**, Housing Authority of San Luis Obispo

***Break 10 minutes***

**Reports:**

ASPC (5 min) – Jerry Mihaic

AAA (5 min) – Ron Torres

Scam Report (10 min) – Tristan O’Neil DA’s office

Legislation Report (5-10 min) – Anne McCracken

**New Business:**

Approval of new member – Alternate Member-at-Large: Lita Moore

Introduction Lita Moore – Members Vote

**Next Meeting: March 27, 2024: Project Life Saver – Alexis Okumura**

DSS Building, 3433 South Higuera Street, Room #101, SLO

***Please submit agenda and program items, ideas, and feedback to  
[slocommissiononaging@gmail.com](mailto:slocommissiononaging@gmail.com)***

**SAN LUIS OBISPO COUNTY COMMISSION ON AGING**  
**Department of Social Services Building, Conference Room #101 3433 South Higuera,**  
**San Luis Obispo, CA 93401**  
**February 28<sup>th</sup>, 2024 Minutes**

**Members Present:** Paulina Flores Jimenez, Sue Gibson, Anita Shower, Mara Whitten, Danielle Raiss, Jerry Mihaic, Alexis Okumura, Kristin Allen, Louise Justice, Mike Bossenberry, Paul Worsham, Charmaine Petersen, Tristan O'Neil

**Members Absent:** Maryanne Zarycka, Anne McCracken, Frank Triggs, Ron Torres, Dianna Votaw, Paige Anderson

**Call to Order: 10:00 am**

Flag Salute.

"Meeting is Being Recorded" Announcement

**Public Comment:**

Paulina Flores Jimenez:

- Two ongoing educational series for adult's offered at Los Osos and Paso Robles flyer passed around.

Mara Whitten:

- Caregiver retreat on March 23<sup>rd</sup> from 10am-2pm for family caregivers.

Jerry Mihaic:

- New office in Thousand Oaks. Hiring a benefits person full-time job.

Mike Bossenberry:

- May is Mental Health for older Americans month
- September is Suicide and Prevention month
- Going to put together a panel on Suicide and Prevention for older adults in September

**Introductions: Guests & Members**

Members and guests introduced their role in the community and with the Commission.

**Approval of January 2024 Minutes:** Motion by Paul Worsham to approve minutes as written, Mike Bossenberry seconded the motion.

**Presentation:**

**HASLO Housing Authority San Luis Obispo**  
**Scott Collins and Lita Moore**

**HASLO Services**

- Housing Vouchers
- Property Management/Maintenance of HASLO owned properties
- Residential Services Supportive

**Housing Vouchers**

- HUD –3 million+ households (vouchers and public housing)
  - Learn more about HUD vouchers here:  
[https://www.hud.gov/topics/housing\\_choice\\_voucher\\_program\\_section\\_8](https://www.hud.gov/topics/housing_choice_voucher_program_section_8)
- 2874 total vouchers for HASLO (SLO countywide)
  - US Housing and Urban Development funded
- Income qualified (must be 50% or below area median income)
- Voucher recipients pay 30% of income, HASLO through voucher subsidizes the remaining amount
- Voucher can be used on private market or project-based voucher (through one of HASLO’s properties)
- Partner with agencies, such as CAPSLO, THMA, 5 Cities Homeless Coalition, etc.

**Income Levels**

FY 2023 Income Limits Summary

FY 2023 Income Limit Area	Median Family Income <a href="#">Click for More Detail</a>	FY 2023 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
San Luis Obispo-Paso Robles-Arroyo Grande, CA MSA	\$113,100	Very Low (50%) Income Limits (\$) <a href="#">Click for More Detail</a>	40,550	46,350	52,150	<b>57,900</b>	62,550	67,200	71,800	76,450
		Extremely Low Income Limits (\$)* <a href="#">Click for More Detail</a>	24,350	27,800	31,300	<b>34,750</b>	37,550	40,350	45,420	50,560
		Low (80%) Income Limits (\$) <a href="#">Click for More Detail</a>	64,900	74,150	83,400	<b>92,650</b>	100,100	107,500	114,900	122,300

## **HASLO Projects**

- 859 total units owned and maintained
- Deed restricted
- 510 units in the pipeline
  - Land acquisition
  - Permitting
  - Funding
  - Construction and occupancy
  - Management and maintenance
- Most require a myriad of funding; most notably, tax credits
- Partner with Cities, County, and other non-profits

## **Current HASLO Projects**

### **Anderson Hotel**

- 100 year old hotel
- City, County, State and Federal funds
- Permanent Supportive housing with services
- Complex rehab project
- Completion date –August 2024

## **HASLO Projects Launching in February 2024**

- Tax Credits
- Nearly all affordable housing projects are tax credit funded learn more at: <https://www.huduser.gov/portal/datasets/lihtc.html>
- Federal pass through to states
- Investors reduce their tax liability in exchange for purchasing tax credits

## **Challenges and Limitations on Affordable Housing**

- Tackling numerous crises at once with vouchers
  - Increased number of evictions, more seniors retiring with little to no savings, homelessness, and “missing middle,” etc.
- Limited number of vouchers and Congressional funding –there is far greater need for low-income housing than what is currently funded and available
- Tax credits are incredibly competitive
- Cost of construction, insurance, supply chain
- What does it all mean? Limited number of vouchers, increased development cost, and tax credit competitiveness limits the number of affordable units we can develop.

## **Affordable Housing Tailwinds**

- New housing laws –making it easier to get permit approvals for affordable housing development
- State and local political will (and growing interest nationally to address housing and homelessness)

- ACA 1 –lower voter threshold for local revenue measures to support affordable housing

### **Support for Seniors**

- Senior specific housing projects
- Resident Services
- Case management

### **Contact Info:**

- Please feel free to reach out to me should you have any questions:  
[scollins@haslo.org](mailto:scollins@haslo.org)

### **Reports:**

#### **ASPC:**

#### **Jerry Mihaic**

- ASPC February's meeting had two presenters. Cal Poly Income taxpayer Clinic and Robert Diaz on APS and In Home Supportive Services

#### **AAA:**

#### **Ron Torres not present**

#### **Scam report**

- FBI prints out a yearly report on elderly fraud
- Numbers for 2022
  - Reported scams of victims over 60 were 88,262 for a total loss of 3.1 billion dollars, that was an 84% increase in the losses of 2021
  - Reports from 2023 through August has already exceed 2022 by 44%
  - Average victim losses about 35,000 dollars
  - About 55,000 victims lost over 100,000 dollars
  - Some seniors lost over 1 million dollars
- California tops all the states of scams
- Biggest scams are through text, call or email

#### **Unfinished Business: N/A**

#### **New Business: N/A**

**Next Meeting: March 27<sup>th</sup>, 2024 at Conference Room #1 3563 Empleo Street, San Luis Obispo – Bring a Senior!**

Minutes submitted by Gabriela Garcia. Reviewed by Co-Chairs



Scott Collins, Executive Director

Lita Moore, Case Manager

[scollins@haslo.org](mailto:scollins@haslo.org)

[www.haslo.org](http://www.haslo.org)

# We Provide Safe, Reliable, Affordable Housing



# HASLO Services

- Housing Vouchers
- Property Management/Maintenance of HASLO owned properties
- Residential Services
- Supportive Housing Services

# Housing Vouchers

- HUD – 3 million+ households (vouchers and public housing)
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# Income levels

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