

SAN LUIS OBISPO COUNTY COMMISSION ON AGING

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***

SAN LUIS OBISPO COUNTY COMMISSION ON AGING
Department of Social Services Building, Conference Room #101 3433 South Higuera,
San Luis Obispo, CA 93401
February 28th, 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 23rd 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
- 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 Click for More Detail	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 (\$) Click for More Detail	40,550	46,350	52,150	57,900	62,550	67,200	71,800	76,450
		Extremely Low Income Limits (\$)* Click for More Detail	24,350	27,800	31,300	34,750	37,550	40,350	45,420	50,560
		Low (80%) Income Limits (\$) Click for More Detail	64,900	74,150	83,400	92,650	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

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 27th, 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

www.haslo.org

We Provide Safe, Reliable, Affordable Housing



HASLO Services

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

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