



The State and central coast counties have issued a Shelter-In-Place Order (Order) to prevent further spread of the Coronavirus (COVID-19). The safety of our employees and their families, our residents, and community is very important to us. It is critical that we work together to prevent the spread of this virus.

The Order states that “Essential Businesses are strongly encouraged to remain open.” As a housing provider of affordable housing and property management company, CHISPA is considered an Essential Business. As a result, we are putting the following measures in place:

Office Operations

We placed notices at the corporate office and property offices indicating that we are closed to the public. The notice at each property office and corporate office has the name of the person and phone number to call.

Corporate Office Employees

We are in the process of setting up as many employees as possible to work remotely from home. There are some essential office employees that need to work in the corporate office. As a result, we will have 4 – 5 employees working in the corporate office. Social distancing of at least 6 feet has been implemented at all CHISPA properties and corporate office. Common areas will be wiped down at least daily.

Rental Property Operations (Resident Managers & Maintenance Technicians)

Annual unit inspections and recertifications have been postponed.

Maintenance Technicians will only respond to emergency issues such as leaking faucets, water heater issues, furnace issues, etc. Maintenance Technicians have been issued masks and gloves to do their work.

All playgrounds at our rental properties will be closed to the residents. The laundry facilities will remain open because this is considered an essential service. Maintenance Technicians will be wiping down the laundry facility on a regular basis. The Maintenance Technicians will be wiping down the common areas on a regular basis, particularly at our senior rental properties.

Residents will be asked to drop off their rent in rent boxes that are available at each rental property. Residents will be encouraged to sign-up to pay their rent on-line. Instructions on how to setup on-line rent payments will be provided to each resident.

CHISPA currently has about 30 vacancies. Our property management company will continue to process people on our waiting list so that we can fill these vacancies. Please note that our waiting list is closed, except for our 4-bedroom units.

Resident Centers/Community Services

All activities in the Resident Centers have been cancelled. Service Providers at our senior properties will continue to work by having regular communication with our senior residents. Phone calls will be made on a regular basis to find out how the senior resident is doing. Our lunch program at Sherwood Village Senior Apartments (Salinas) will continue. However, individual boxed lunches will be delivered to the resident. A similar lunch program will start April 1 at our recently completed Junsay Oaks Senior Apartments (Marina).

Alfred Diaz-Infante, CHISPA Pres./CEO