

**HOUSING AUTHORITY OF THE CITY OF PASO ROBLES  
BOARD MEETING MINUTES**

**April 12, 2022**

Meeting was held in person (per lifted County Covid-19 restriction) and  
by Zoom Per CA Executive Order N-25-29.

Chairman:	Mr. Dave Anderson
Commissioners:	Mr. Wes Willhoit
	Mr. Kevin Kopp
	Ms. Julie Richardson
	Ms. Adriana Vega
	Ms. Myhra Miears
Sec/Dir:	Mr. David Cooke
CFO:	Mr. Brent Weickert
Recorder:	Ms. Tiffany Guerrero
Staff:	Ms. Betian Webb
Guest:	Ms. Maria Garcia
	Mr. Joe Irick
Absent:	Ms. Liz Lopez Byrnes

Meeting called to order by Mr. Anderson at 5:03 PM.

1. **Public Comment:** None
  
2. **City Liaison Report:** Ms. Garcia reported the Downtown Parking will remain the same with 2 hrs. free and that the senior parking was approved and will be \$30 for the year. Ms. Garcia stated that the City of Paso Robles made an arch in dedication of Norma Moye of the Downtown Alliance and commented on her hard work and dedication. The City is applying again for a Niblick/road grant. Ms. Garcia reported that the City website does currently have a survey with several questions for the public. There was some discussion. Ms. Garcia stated that she is looking forward to all the new pipeline projects.
  
3. **Consent Agenda:** Mr. Willhoit motioned to approve the consent items and Mr. Kopp, seconded, the motion passed. 6 ayes, 0 noes, 0 absent
  - a. **Approval of March 8, 2022 minutes.** The board had no questions or comments.
  - b. **Financials:** Mr. Weickert reported that the statements that were provided are an 8-month statement ending February 28. PRHA reported \$550,018 of income, \$604,258 of expenses leaving a net deficit of \$54,240. On the balance sheet PRHA reported cash of \$560,918 in the checking accounts, \$1,530,753 in investment account with a total current asset of \$2,167,519. Mr. Weickert stated that PR LLC only activity was booking the notes. PRLLC recorded \$253,920 of income and \$3,000 of expenses leaving a net surplus of \$250,920. PR LLC is the holder of the seller notes for all 4 Oak Park

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developments. Those notes total approx. \$12,000,000 with accrued interest totaling approx. \$2,000,000.

**4. Directors Summary Report:**

- a. **Summary Report:** PRHA/PRLLC: Mr. Cooke reported that PRHA is requiring a mask upon entering the office for unvaccinated persons. YouthWorks program will continue to have their youth wear masks. The board meetings are on hybrid where you can attend in person or have the option to attend virtually. Mr. Cooke had an opportunity to meet with Congressman (20th district) Jimmy Panetta and gave him a tour of Oak Park and YouthWorks. Mr. Cooke was supposed to meet with Paso Chief of Police Chief Nord but unfortunately had to cancel last minute but will reschedule soon.

**Oak Park 1:** Mr. Cooke reported that Oak Park 1 currently has 1 vacancy and expects a move out on 5/23 however we expect a move in by 4/13 and are in the process of eviction process on another unit. Oak Park 1 has no major maintenance issues to report. Rent collections are generally pretty good. We have one tenant who has applied for COVID-19 rental assistance and is currently paying 25% of their rent until assistance comes through.

**Oak Park 2:** Mr. Cooke reported that Oak Park 2 is 100% occupied. Oak Park 2 has no major maintenance issues to report. Rent collections are generally pretty good. Mr. Cooke reported that the Oak Park 2 site-manager is no longer employed with PRHA and was terminated as of yesterday and one of the previous Oak Park 2 might come back.

**Oak Park 3:** Mr. Cooke reported that Oak Park 3 is currently 100% occupied. Oak Park 3 has been receiving monies from Housing is Key on behalf of the tenants that are behind due to COVID-19. Other than that collections are looking pretty good. No major maintenance issues to report.

**Oak Park 4:** Mr. Cooke reported that Oak Park 4 is currently 100% occupied. Oak Park 4 has been receiving monies from Housing is Key on behalf of the tenants that are behind due to COVID-19. Other than that collections are looking pretty good. No major maintenance issues to report.

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- b. **Power-point Presentation:** Mr. Cooke put together an Oak Park Transition PowerPoint together to present to the new board members and existing on how Oak Park has changed over the years and what is the process and what is all included in the units.

**5. Old Business:**

- a. **Development Pipeline:** Mr. Cooke reviewed the Development Pipeline with PRHA board members. River walk Terrace: Mr. Cooke reported that PRHA has submitted an application for an allocation of tax credits to CTCAC on 3/1/22. We should have an indication by the end of May with final results in June. PRHA also submitted for a FHLB AHP application for \$1mm due on March 10. Also we are waiting for State HCD super NOFA to come out as we are more than likely be applying for a MHP application if we don't receive tax credits. Sunrise Villas: Mr. Cooke reported that the City Council approved our request for deferred impact fees of up to \$1.8mm. Other sources of deferred funds are the land donation (appraised value 1.9 mm), \$900,000 from SLO County Trust Fund and an additional \$300,000 from PRHA. We submitted the application for an allocation of tax credits to CTCAC on 3/1/22. We should have an indication by end of May with final results in June. PRHA also, submitted for an FHLB AHP application for \$1mm due on March 10. We are wait for State HCD super NOFA to come out as we are more than likely be applying for a MHP application if we don't receive tax credits. 828 Spring Street: Mr. Cooke reported that he talked to the owner and willing to look at an offer. Mr. Cooke drafted up a Letter of Intent. It could be a possible 30 multi-family units.

6. **New Business:** None

7. **Other:** None

8. **Next PRHA meeting scheduled for May 10<sup>th</sup>, 2021 @ 5:00 PM.**

9. **Adjourn:** Mr. Anderson motioned to adjourn the meeting at 6:01 PM.

Chairman  Secretary   
David W. Anderson David A. Cooke  
Date 6-14-2022