

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

**July 12, 2022**

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

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

**Meeting called to order by Mr. Willhoit at 5:01 PM.**

1. **Public Comment:** None
2. **City Liaison Report:** None
3. **Consent Agenda:** Mr. Kopp motioned to approve the consent items and Ms. Miears, seconded, the motion passed. 4 ayes, 0 noes, 2 absent
  - a. **Approval of June 14, 2022 minutes.** The board had no questions or comments.
  - b. **Financials:** Mr. Weickert reported the statements that were provided are for the year ended June 30. PRHA reported \$705,017 of income, \$907,098 of expenses leaving a net deficit of \$202,081. On the balance sheet PRHA reported cash of \$493,869 in the checking accounts, \$1,470,366 in investment account with a total current asset of \$2,021,467. Mr. Weickert stated that PR LLC only activity was booking the notes. PRLLC recorded \$397,578 of income and \$3,020 of expenses leaving a net surplus of \$394,558. PR LLC is the holder of the seller notes for all 4 Oak Park developments. Those notes total approx. \$12,000,000 with accrued interest totaling approx. \$2,200,000.
4. **Directors Summary Report:**
  - a. **Summary Report:**

**PRHA/PRLLC:** Mr. Cooke reported that PRHA has no new changes. The Board meetings are on hybrid where you can attend in person or have the option to attend virtually. Mr. Cooke also announced that 5 speed humps were approved and will be installed along Railroad.

**Oak Park 1:** Mr. Cooke reported that Oak Park 1 currently has 2 vacancies and expect move ins by the end of the month. Oak Park 1 has no major maintenance issues to report. Oak Park 1 have a few collection issues and late payers but generally pretty good once late payers have paid up.

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**Oak Park 2:** Mr. Cooke reported that Oak Park 2 has 3 vacancies and we expect move ins by the end of the month. Oak Park 2 has no major maintenance issues to report. Oak Park 2 have a few collection issues and late payers but generally pretty good once late payers have paid.

**Oak Park 3:** Mr. Cooke reported that Oak Park 3 is 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. Still waiting for a few payments from Salvation Army. 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. Still waiting for a few payments from Salvation Army. Other than that collections are looking pretty good. No major maintenance issues to report.

**5. Old Business:**

- a. **Development Pipeline:** Mr. Cooke reviewed the Development Pipeline with PRHA board members. 828 Spring St: Mr. Cooke reported that he has talked to the owner and will be meeting with her next week. River Walk Terrace/Sunrise Villas: Mr. Cooke reported that River Walk/Sunrise Villas resubmitted an application to the CTCAC for tax credits on 6/30/22 and expect results by end of September. PRHA were notified that they were awarded \$1,000,000 by FHLB for the AHP application, this will help booster our tie breaker score for CTCAC application. PRHA will be submitting an MHP application. Additionally, we are partnering/collaborating with ECHO to provide 25% of the units for supportive housing for families' persons at risk of homeless. This category is worth an additional 10 points for scoring projects. Mr. Cooke reported PRHA submitted HCD application today. There was some discussion.

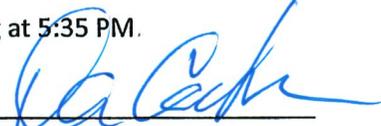
**6. New Business:** None

**7. Other:** None

**8. Next PRHA meeting scheduled for August 9<sup>th</sup>, 2022 @ 5:00 PM.**

**9. Adjourn:** Mr. Willhoit motioned to adjourn the meeting at 5:35 PM.

Chairman   
David W. Anderson

Secretary   
David A. Cooke

Date AUG 25, 2022