

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
April 9, 2024

Chairman:	Mr. Dave Anderson
Commissioners:	Ms. Julie Richardson
	Mr. Joe Irick
	Mr. Kevin Kopp
	Ms. Virginia Ibsen
	Ms. Amanda Earles
Sec/Dir:	Mr. David Cooke
CFO:	Ms. Cynthia Fardanesh
Recorder:	Ms. Jessica Aguilar
Staff:	Ms. Betian Webb
	Ms. Gabriela Barriga
Guest:	Mr. Brent Weickert
	Mr. Max Zappas
	Mr. Fred Strong
Absent:	Mr. Wes Willhoit

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

1. **Public Comment:** None
2. **City Liaison Report:** Mr. Strong reported on the latest developments with the City. A new petition to suspend downtown parking ordinance was served to City Council on April 2, 2024. Until determination is made on if the referendum moves forward, the paid parking ordinance will remain suspended. No payment is required at this time. Parking has been charged for the last two years in the downtown area. A decision will be made soon whether or not to put street repairs on the next ballot measure. A potential new tax measured through SLOCOG called “Local Roads First Transportation Tax Measure” is a half cent, countywide transportation sales tax measure on the November 2024 ballot. The proposed tax measure is estimated to generate \$35 million annually. SLOCOG will decide in May 2024, if they will put this on the ballot for the entire County. The proposed sales tax will go towards street repairs. Larry Moore Park recently was newly renovated with a playground, barbeque area, baseball and soccer field.
3. **Consent Agenda:** Mr. Irick motioned to approve the consent items and Ms. Richardson seconded, the motion passed. 6 ayes, 0 noes, 1 absent.
 - a. **Approval of March 12, 2024 minutes:** Ms. Richardson noted a date error that will be corrected.
 - b. **Financials:** Ms. Fardanesh reported that the statements provided are for 8-months ending February 29, 2024. PRHA reported \$550,562 of income, \$703,020 of expenses leaving a net deficit of \$152,458. The PRHA balance sheet reported cash of \$601,168 in the checking accounts, \$775,274 in investment account with total current assets of \$1,798,123. PRLLC recorded \$261,392 of income and \$0.00 of expenses leaving a net surplus of \$261,392.

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4. Directors Summary Report:

a. Summary Report:

PRHA/PRLLC: No recent activity to report.

Oak Park 1: Mr. Cooke reported that Oak Park 1 currently has no vacancies. We do not expect any collection issues other than some minor rent balances. No major maintenance issues to report at this time.

Oak Park 2: Mr. Cooke reported that as of today, Oak Park 2 currently has no vacancies. We do not have any collection issues other than some minor rent balances. No major maintenance issues to report at this time.

Oak Park 3: Winn Management Co. reported that Oak Park 3 currently has no vacancies. But has one eviction going for illegal activity. Rent collections was too soon in the month, to know. No major maintenance issues to report at this time.

Oak Park 4: Winn Management Co. reported that Oak Park 4 currently has one vacancy but the new tenant is moving in on 4/12/2024. Three tenants are being evicted for Non-payment of Rent. Rent collections was too soon in the month, to know. No major maintenance issues to report at this time.

- b. River Walk Terrace Construction report:** Mr. Cooke reported that River Walk is further along than what is shown in the photos with framing well underway. There are no major issues to report. Construction is estimated at 35% completed.
- c. Sunrise Villas construction report:** Mr. Cooke reported that Sunrise Villas construction is making good progress. Currently, the biggest challenge is completing the utilities for the project. The projected completion date is October of 2024. framing is almost complete and construction is looking very advanced. Construction is an estimated 45% completed. Mr. Cooke mentioned to the board that the financials for all four properties are looking good and have cash in the bank accounts.

5. Old Business:

- a. Development Pipeline:** Mr. Cooke reviewed and discussed.
- b. New Executive Director Ms. Loni Willey will begin her employment on May 13, 2024.** Mr. Anderson stated that he would like to host a meet and greet at his residence, to welcome Ms. Willey on board with board members, PRHA staff and City staff are welcome to join. Mr. Cooke will discuss this with him but he is suggesting this occur two-three weeks after she arrives and gets settled in. The board will be informed of dates and time.

6. New Business:

- a. Update from Scholarship Committee:** Ms. Webb reported this year there were two sets of scholarships being awarded. One set from Paso Robles Housing Authority and the other from Rotary. Six students will receive the PRHA scholarships, and five will receive

