

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
January 16, 2024

Chairman:	Mr. Dave Anderson
Vice Chair:	Mr. Wes Willhoit
Commissioners:	Ms. Julie Richardson
	Mr. Joe Irick
	Mr. Kevin Kopp
Sec/Dir:	Mr. David Cooke
CFO:	Ms. Cynthia Fardanesh
Recorder:	Ms. Jessica Aguilar
Staff:	Ms. Betian Webb
Guest:	Mr. Brent Weickert
	Mr. Chris Bausch
	Mr. Max Zappas
	Ms. Kathryn Garcia

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

1. **Public Comment:** None
2. **City Liaison Report:** Mr. Bausch reported that the City is gearing up for budget planning. The British Royal Air Force plan is conducting training operations in Paso Robles. This has brought in over \$700,000 to local economy. The City is doing street repairs due to storm damage. The 2024 San Luis Obispo County Point-in-Time Count is scheduled to occur on Tuesday, January 23, 2024. The nationwide initiative, conducted every two years, involves comprehensive counts of individuals experiencing homelessness. Mr. Anderson announced that he picked up several copies of PR Strategic Plan to address homelessness 2024-2027, if anyone is interested in a copy.
3. **Consent Agenda:** Mr. Willhoit motioned to approve the consent items and Mr. Irick seconded, the motion passed. 5 ayes, 0 noes, 0 absent.
 - a. **Approval of December 12, 2023 minutes:** The board has no questions or comments.
 - b. **Financials:** Ms. Fardanesh reported that the statements that were provided are for 6-months statement ending December 31, 2023. PRHA reported \$314,367 of income, \$421,900 of expenses leaving a net deficit of \$107,533. The PRHA balance sheet reported cash of \$743,031 in the checking accounts, \$738,081 in investment account with total current assets of \$1,887,957. PRLLC recorded \$163,370 of income and \$0.00 of expenses leaving a net surplus of \$163,370.
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 one vacancy unit but staff is working on moving in a qualified PBV tenant in by the end of the month. No major

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maintenance issues to report at this time. We do not expect any major collection issues other than some late payments.

Oak Park 2: Mr. Cooke reported that Oak Park 2 has no vacancies. One tenant is the process of eviction for non-payment of rent. No major maintenance issues to report at this time. We do not expect any major collection issues other than some late payments.

Oak Park 3: Winn Management Co. reported that Oak Park 3 currently has two vacancies. Staff has qualified tenants to move in by the end of the month. Two other tenants have been given notice to vacate. One is for non-payment of rent and the other is for illegal activity. No major maintenance issues to report. Collections are going well.

Oak Park 4: Winn Management Co. reported that Oak Park 4 has no vacancies. But another tenant has given notice to vacate. No major maintenance issues to report. Collections are going well.

River Walk Terrace: Mr. Cooke reported the projects progress to date and is still on track to meet it's scheduled completion date.

Sunrise Villas: Mr. Cooke reported the projects progress to date and is still on track to meet it's scheduled completion date.

- b. **River Walk Terrace Construction report:** Mr. Cooke reported that River Walk is moving faster than what is shown in the photos and framing has started. Things are moving smoothly.
- c. **Sunrise Villas construction report:** Mr. Cooke reported that Sunrise Villas framing is almost complete and construction is looking very advanced.

5. Old Business:

- a. **Development Pipeline:** Mr. Cooke reviewed.
- b. **PRHA Board Commissioner seat is available.** Mr. Irick is going to re-apply. There are two available tenant commissioner seats available that we are trying to fill.
- c. **Succession Committee Update:** Mr. Willhoit reported that this committee re-did the job geared description more towards the development side. They will be having another meeting next week. Mr. Cooke informed the board that a candidate will be coming to an in person interview on 2/1 and 2/2/2024.

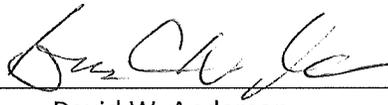
6. New Business:

- a. **Request to share expense for polling a potential County bond offering.** After some discussion Mr. Willhoit motioned to approve the Bond Polling for Potential County Bond for approximately \$22,000 to be shared with Peoples Self Help Housing and HASLO. Mr. Kopp seconded, the motion passed. 5 ayes, 0 noes, 0 absent.

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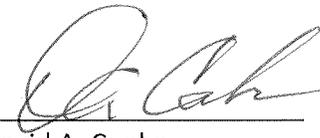
7. Open discussion regarding any matters not on agenda: None
8. Adjourn to Private Session at 6:12 PM.
9. Re-adjourn to regular session at 6:28 PM. No action is needed.
10. Next PRHA meeting scheduled for March 12, 2024 @ 5PM.
11. Adjourn: Mr. Anderson motioned to adjourn the meeting at 6:28 PM.

Chairman _____



David W. Anderson

Secretary _____



David A. Cooke

Date _____