

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES

December 10, 2024

Commissioners Present Mr. Dave Anderson, Chairman
via Zoom: Mr. Wes Willhoit
 Mr. Kevin Kopp
 Mr. Joe Irick
 Ms. Julie Richardson

Secretary/Director: Ms. Loni Willey
Recorder: Ms. Jessica Aguilar
Staff: Mr. David Cooke
 Ms. Cynthia Fardanesh
 Ms. Gaby Barriga
 Ms. Betian Webb
 Ms. Briandy Valencia
Guests: Mr. Max Zappas
 Mr. Brent Weickert
 Mr. Fred Strong
 Ms. Kris Beal
Absent: Ms. Amanda Earles

1. Call to Order: The meeting was called to order by Mr. Anderson at 5:04 PM.
2. Public Comment: None
3. City Reports:
 - a. Mr. Fred Strong provided a report on City activities and the latest with the recent elections. The extension of the roads-related tax was approved by voters. Ms. Kris Beal was elected to City Council to represent District 1, which is Oak Park's district.
4. Consent Agenda: Mr. Willhoit motioned to approve the consent items and Mr. Irick seconded, the motion passed: 5 ayes, 0 noes, 1 absent.
 - a. Approval of November 12, 2024 minutes: The board had no questions or comments.
 - b. Financials: Ms. Fardanesh reported that the statements provided are for four months, ending October 31, 2024. PRHA reported \$289,442 of income, \$390,585 of expenses leaving a net deficit of \$101,143. The PRHA balance sheet reported unrestricted cash of \$133,655 and restricted cash of \$254,180 in the bank accounts, \$669,368 in the investment account with total current assets of \$1,418,798. The Net Income Operations reported net deficit of \$173,993. Currently, waiting on developer's fee, on target with the budget but doing better

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than anticipated. PRLLC recorded \$130,696 of income and \$0.00 of expenses leaving a net surplus of \$130,696.

Ms. Fardanesh also reviewed AHPR's financial activity which includes recorded income of \$99,054, \$114,619 of expenses, leaving a net deficit of \$15,565.

Ms. Fardanesh reported that in November, she and Ms. Willey have been working with our auditor at Bowman & Company to update the format and notes in the financial statements for both PRHA & AHPR. At the next board meeting, the audited financial statements will be presented. Ms. Fardanesh is still working with her contacts at the Monterey Housing Authority to receive approval from the USDA to allow annual cash distributions. The 2023 Oak Park 2 waterfall distribution of \$85,000 was received by PRLLC. Next week she is meeting with Ranch WIFI to facilitate the initial grant distribution for a project that will provide improved WIFI connections to Oak Park 1 and Oak Park 2 residents.

- c. Portfolio Dashboard Report: Ms. Barriga reviewed and reported on the following properties:
- i. Oak Park 1: Ms. Barriga reported that Oak Park 1 currently has one vacancy; keys were returned on 12/6/2024. Staff is in the process of filling this unit by the EOM. Regarding rent collection, there are a few residents that have a minor rent balance or rent credit. No major maintenance issue to report at this time.
 - ii. Oak Park 2: Ms. Barriga reported that Oak Park 2 currently has one 3-bedroom PBV vacancy, which should be filled by the EOM. Three other units will be vacated in the near future. A 2-bedroom resident is moving out as she has built a home with Habit for Humanity. Another 2-bedroom resident is moving out to save money by moving in with her family. A 4-bedroom resident was given a 60-Day Notice to Vacate for Cause, due to continued lease violations. No major maintenance issue to report at this time.
 - iii. Oak Park 3: Reports submitted by Winn Management Co. reported that Oak Park 3 currently has no vacancies. Regarding rent collection, two residents haven't paid November and December rent; however, the Homeless Coalition will pay on these two residents. Otherwise, it was too soon in the month to know but don't anticipate any other issues. No major maintenance issues to report at this time.
 - iv. Oak Park 4: Reports submitted by Winn Management Co. reported that Oak Park 4 currently has one VASH vacancy. Regarding rent collection, it was too soon in the month to know but don't anticipate any other issues. No major maintenance issues to report at this time.

Community Services: Ms. Valencia reported that Santa's Sleigh with the Paso Robles Police Department was held on 12/3/2024 and was a success with 261 people attending. Food distribution will take place on 12/13 and 12/27. Cal Fresh will be attending the 12/13 food distribution for outreach. AARP will be coming on site on

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12/15 to do their first workshop and to help with ITIN numbers for tax season. A holiday dinner for YW youth will be held on 12/20 to thank them for all of their hard work this year. A pajama/pancake breakfast will be on 12/21 for our Oak Park residents. Ms. Webb reported that one of the very first YW alumni will be donating food for this event to share the holiday spirit with the community where she grew up.

5. Summary Report of Activities:

a. Overview: Mr. Cooke reported that this will be his last board meeting in attendance.

b. Construction in Progress:

- i. River Walk Terrace construction report: Ms. Willey reported that River Walk Terrace is an estimated 85% complete and is focused on PG&E energization in the near future. Lease up has begun and is progressing well.
- ii. Sunrise Villas construction report: Ms. Willey reported that Sunrise Villas is an estimated 94% completed. Lease up is almost 100% completed with estimated move ins expected by the end of January 2025. Ms. Barriga and Mr. Mike Wilson, Maintenance Supervisor, did owner walk-throughs of the property in association with AHDC, Winn, and Ashwood Construction on 12/9.

c. Development Pipeline: Mr. Cooke reviewed and discussed, with no action required.

6. Old Business: None.

7. New Business:

- a. Development Opportunity – Montebello and Kleck Roads, Paso Robles. Ms. Willey reported that PRHA was contacted by the School District and some options were discussed for the district-owned site. This will be discussed in more depth during Closed Session.

8. Adjourned to Closed Session at 5:39 PM. Re-adjourned at 6:18 PM. Mr. Zappas left the meeting at 5:55 PM. Mr. Willhoit motioned to approve the executive director to proceed with negotiation of a Letter of Intent for potential purchase of the Montebello & Kleck Road master site, and Ms. Richardson seconded. The motion passed with 5 ayes, 0 noes, 1 absent. No further action was undertaken in Closed Session.

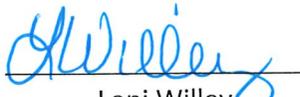
9. Open discussion regarding any matters not on agenda. None.

10. Next PRHA meeting scheduled is for January 14, 2025 @ 5:00 PM.

11. Adjourn: Mr. Anderson motioned to adjourn the meeting at 6:21 PM.

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Chairman: 
David Anderson

President: 
Loni Willey

Date: 1/14/2025