

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES  
BOARD MEETING MINUTES  
APRIL 8, 2025

Commissioners Present:	Mr. Wes Willhoit, via Zoom Mr. Dave Anderson, via Zoom Mr. Kevin Kopp, via Zoom Mr. Joe Irick, via Zoom
Secretary/Director Present:	Ms. Loni Willey, via Zoom
Recorder Present:	Ms. Jessica Aguilar
Staff Present:	Ms. Gabriela Barriga Ms. Betian Webb
Guests Present:	Mr. Max Zappas, via Zoom Mr. Brent Weickert, via Zoom Ms. Kris Beal, City Councilmember Mr. Fred Strong, City Councilmember
Commissioners Absent:	Ms. Julie Richardson Ms. Amanda Earles

Call to Order: The meeting was called to order by Mr. Willhoit at 5:05 PM.

1. Public Comment: None
2. City Reports:
  - a. Ms. Kris Beal provided a report on the City's latest activities. Ms. Beal invited community services to our food distribution, and shared some material with people that were in attendance for food distribution. Ms. Beal shared information on the book-mobile and other updates for the City.
3. Consent Agenda: Mr. Anderson motioned to approve the consent items and Mr. Irick, seconded, the motion passed: 4 ayes, 0 noes, 2 absent.
  - a. March 11, 2025 minutes: The board had no questions or comments.
  - b. Financials: Ms. Willey reported that the statements provided are for eight months, ending February 28, 2025. PRHA reported \$550,626 of income, \$785,376 of expenses leaving a net deficit of \$234,750. The PRHA balance sheet reported unrestricted cash of \$59,685 and restricted cash of \$709,203 in the bank accounts, \$535,454 in the investment account with

total current assets of \$1,686,1853. PRLLC recorded \$261,392 of income and \$0.00 of expenses leaving a net surplus of \$261,392.

Ms. Willey reported to the board that PRHA expenses are below 2024.

- c. Portfolio Dashboard Report: Ms. Barriga reviewed and reported on the following properties:

Oak Park 1: Ms. Barriga reported that Oak Park 1 currently one vacancy. Staff will be filling this unit by April 15. Regarding rent collection, two residents were issued a 3 Day Notice to Pay rent or Quit. No maintenance or major issues to report.

Oak Park 2: Ms. Barriga reported that Oak Park 2 currently has no vacancies. PRHA is proceeding with legal action on a resident that was given a 60-day notice to vacate due to cause but having difficulties serving the resident. Regarding rent collection, three residents were issued a 3 Day Notice to Pay or Quit. No maintenance or major issue to report.

Oak Park 3: Reports submitted by Winn Management Co. reported that Oak Park 3 currently has no vacancies. One resident has given notice to vacate to move to River Walk Terrace at end-of-month. Regarding rent collection, residents that were behind are caught up as an agency(s) have paid on these. Otherwise too soon to know on others but do not anticipate any other issues. No maintenance or major issue to report.

Oak Park 4: Reports submitted by Winn Management Co. reported that Oak Park 4 currently has two vacancies, staff is working on filling by end-of-month. One resident has given notice to vacate to move to River Walk at end-of-month. Regarding rent collection, residents that were behind are caught up as an agency(s) have paid on these. Otherwise too soon to know on others but do not anticipate any other issues. No maintenance or major issue to report.

Community Services: Ms. Webb reported that April, so far, has been a busy month. Food distribution continues to occur two times a month, and includes free children's books from the Monday Club. This week, the Fire Captain will be doing a presentation for the children, thanks to Ms. Kris Beal. An Easter egg hunt and craft will be held on April 12. The mobile health clinic services from CAPSLO continue at Oak Park. First 5 Partners are meeting. Hearst Cancer Center is doing a presentation regarding cancer. This will be the first time that the Promotoras will be coming on a monthly basis. A community yard sale will be held on April 19. MICOP will be doing a five-hour training over spring break. Eight students will be graduating from High School. Mr. Jerry Sprouse from Central Coast Woodworkers Association gave YW a check for \$2,000. Mr. Sprouse had been a wood working volunteer from many years ago. At Sunrise Villas, Dignity Health will have weekly meetings to discuss healthy eating and habits. During the spring break, there will be activities held for the youth.

4. Summary Report of Activities:

- a. Agency updates and activities: Ms. Willey provided general updates for agency operations.

Ms. Barriga reported that Ranch WiFi has been working on Oak Park 1 and Oak Park 2 property to provide free broad band internet to tenants. This should go live within the next couple of weeks. This will tell us if our surveillance cameras work or need to be upgraded.

Ms. Willey reported that she just attended a National Conference in Dallas, Texas to address housing redevelopment. She was able to talk to a variety of Housing Authorities across the country and very informative, including on strategies for developing affordable housing in partnership for educators.

Mr. Fred Strong joined the meeting at 5:20 PM. Mr. Strong provided additional information on the City's latest developments. He informed the board that he had attended a National League Conference in Washington DC. Directors of transportation and housing attended. Housing funding is at risk moving forward with the current presidential administration in place causing a lot of uncertainty. Prices are high causing more of a demand for affordable rent. The City anticipates its income is 20% below from last year due to International tourism/visitors being down due to the current tariffs implemented. Our sales tax is paid by tourists and this tourism generates income for the local businesses. Projections show that the City will stay under budget. Staff is working on water issues and has established a new water district basin. Ms. Beal is sitting on this committee as well.

- b. Construction in Progress:

Sunrise Villas construction report: Ms. Willey reported that Sunrise Villas has leased up all units and now 100% occupied.

River Walk Terrace construction report: Ms. Willey reported that River Walk Terrace is scheduled to move in new residents on or about April 24. At this time, 55 units have been pre-leased, and 24 units are still available. Leasing for units with 50-60% tax credit rents continue to lag, as these units come with no rental assistance and with a higher rent. Weekly phone calls are held and Ms. Willey will further update the board after the next lease-up meeting.

- c. Development Pipeline: Ms. Willey reviewed the pipeline report and discussed progress on potential projects, with no action required.

5. Old Business: None at this time.

6. New Business:

- a. Resolution 2025-04-08-1: Mr. Anderson motioned to approve the resolution and Mr. Irick, seconded, the motion passed: 4 ayes, 0 noes, 2 absent.

- b. Resolution 2025-04-08-2: Mr. Anderson motioned to approved the resolution and Mr. Kopp seconded, the motion passed: 4 ayes, 0 noes, 2 absent.
  - c. Resolution 2025-04-08-3: Mr. Kopp motioned to approve the resolution and Mr. Anderson seconded, the motion passed: 4 ayes, 0 noes, 2 absent.
7. Adjourned to Closed Session at 5:42 PM. Re-adjourned at 6:04 PM. No action taken.

Ms. Barriga excused herself from the meeting at 5:43 PM.

8. Open discussion regarding any matters not on agenda. None.
9. Next PRHA meeting scheduled is for May 13, 2025 @ 5:00 PM.

Adjourn: Ms. Willhoit motioned to adjourn the meeting at 6:08 PM.

Chairman:



Wes Willhoit

President:



Loni Willey

Date:

5/14/2025