

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
June 10, 2025

Commissioners Present: Mr. Wes Willhoit
Mr. Dave Anderson
Mr. Joe Irick

Secretary/Director Present: Ms. Loni Willey
Recorder Present: Ms. Jessica Agullar
Staff Present: Ms. Cynthia Fardanesh
Ms. Gabriela Barriga
Ms. Betian Webb
Ms. Briandy Sanchez

Guests Present: Mr. Max Zappas
Mr. Brent Weickert
Ms. Kris Beal, City Councilmember
Ms. Ashlee Hernandez, Homeless Services Mgr
Mr. Mike Cussen, AARP Representative
Ms. Tina Beutler, WINN Property Mgmt

Commissioners Absent: Ms. Julie Richardson
Mr. Kevin Kopp
Ms. Amanda Earles

Call to Order: The meeting was called to order by Mr. Willhoit at 5:04 PM.

1. Public Comment:

- a. Mr. Mike Cussen, an AARP representative, introduced himself. Mr. Cussen expressed his appreciation for our partnership in their annual tax preparation season. He and 12 tax preparers came several Sundays in early 2025 to assist those in need with filing taxes along with filing for an ITIN number for free. During the tax season, they had 96 appointments and completed an estimated 70 tax returns. Through the assistance of their volunteers, filers received an estimated \$35,000 in tax refunds. They also worked at the Senior Center and Saturdays at the Library. This tax season was very successful and Mr. Cussen thanked the Board for letting them use our property, with a special thank you for Ms. Briandy Sanchez for always being ready to help.

2. City Reports:

- a. Ms. Kris Beal provided a report on the City's latest activities. Ms. Beal reported that City Council recently voted regarding short- and long-term goals for parks, to include lighting and security. There is a huge need for parks due to sports and to accommodate the need for the growth of an estimated 5,000 people. The City is continuing to work with CAPSLO regarding the significant need for affordable child care. She shared with the Board that, on June 13th at Centennial Park at 1:30 PM, the launch of the summer library program, the introduction of the book mobile, and a free swim will be held.
 - b. Ms. Ashlee Hernandez introduced herself. She was recently hired with the City of Paso Robles as the newly-created position of Homeless Services Manager. She will coordinate internal and external efforts to align with the city's mission and goals related to homelessness, serving as the primary contact and coordinator for homelessness and related social/behavioral health issues. She will be following the Paso Robles Strategic Plan to Address Homelessness, which was approved by the Paso Robles City Council in December 2023. She discussed the significant county budget cuts affecting San Luis Obispo County, to include the closure of the Paso Robles Health Clinic as well as Drug and Alcohol Services in Atascadero. Ms. Webb asked the number of families experiencing homelessness due to financial reasons, as she may know of resources that are willing to help. That sub-set of information is not available, and Ms. Hernandez acknowledges there is a gap in data and hopes there will be more transparency. She will be providing City Council with a report in July. She brought some free literature for board members to keep. Mr. Willholt thanked her for attending this board meeting and looks forward to her attending future board meetings.
3. Consent Agenda: Mr. Anderson motioned to approve the consent items and Mr. Irick, seconded, the motion passed: 3 ayes, 0 noes, 3 absent.
- a. May 13, 2025 minutes: The board had no questions or comments.
 - b. Financials: Ms. Fardanesh reported that the statements provided are for ten months, ending April 30, 2025. PRHA reported \$656,688 of income, \$954,103 of expenses leaving a net deficit of \$297,415. The PRHA balance sheet reported unrestricted cash of \$75,011 and restricted cash of \$709,319 in the bank accounts, \$448,331 in the investment account with total current assets of \$5,564,570. Net income operations are not on track with YTD budget as developer fees have been delayed in being received; however, we were contacted by our partners AHDC and soon we will receive some developer fees from Sunrise Villas. PRLLC recorded \$326,740 of income and \$0.00 of

expenses leaving a net surplus of \$326,740. Ms. Fardanesh reported that, from the last board meeting's Resolution, the AHPR Investment funds were transferred to PRHA.

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

Oak Park 1: Ms. Barriga reported that Oak Park 1 currently has no vacancies, although two residents have recently been given notice to vacate. One resident will return a unit on June 16, 2025. Staff will be filling this unit by June 23. Another resident is purchasing a home and requested an additional month of residency, which was granted. Staff is working on filling this unit. Regarding rent collection, two residents requested additional days to pay rent. No maintenance or major issues to report.

Oak Park 2: Ms. Barriga reported that Oak Park 2 currently has one vacancy, resulting from an eviction. Maintenance has been doing an almost complete rehab of the unit. Staff plans on moving in the new resident on June 13th. Regarding rent collection, four residents were issued a 3 Day Notice to Pay or Quit. No maintenance or major issue to report.

Ms. Beutler reviewed and reported on the following properties:

Oak Park 3: Reports submitted by Winn Management Co. reported that Oak Park 3 currently has one VASH vacancy resulting in an eviction. Maintenance has been doing an almost complete rehab. The VA will be helping empty out all belongings left behind in the unit. Staff will be interviewing an applicant this week to see if eligible. Regarding rent collection, residents that were behind are caught up as an agency(ies) have paid on these. Otherwise, too soon to know on others but do not anticipate any other issues. Regarding maintenance, the 2025 budget is to include painting four buildings that will cost approximately \$185,000.

Oak Park 4: Reports submitted by Winn Management Co. reported that Oak Park 4 currently has no vacancies. Regarding rent collection, residents that were behind are caught up as an agency(ies) have paid on these. Otherwise, too soon to know on others but do not anticipate any other issues. Regarding maintenance, painting of buildings will be included in the 2026 budget.

Sunrise Villas: Sunrise Villas has 100% occupancy. The waitlist consists of 1,303 applicants. The property is active with children playing and participating in activities.

River Walk Terrace: River Walk Terrace has 100% occupancy. The waitlist consists of 593 applicants. The residents are getting settled in and creating corrections with other residents.

Community Services: Ms. Sanchez reported that May was a strong month. For the month of June, food distribution will continue on the 2nd and 4th Fridays; however, there has been a slight decrease in attendance. The Paso Robles Library will start the summer program at Oak Park every Tuesday, beginning the week of June 16th. They will be offering lunch to anyone under the age of 18. Their schedule will include various facilitators and craft activities. Our Youthworks program are operating at Oak Park, Sunrise Villas, and River Walk Terrace. MICOP will organize a vaccine clinic for families on June 26th, hoping to reach many families. Corazon Latino will host a Zumbathon at Oak Park on June 28th. They will begin doing outreach to Oak Park 3 and 4 residents to provide coffee and computer time in the Oak Park 3 community room. At Sunrise Villas, they will continue to offer Fun Friday activities for youth along with a hot dog family event and a pancake breakfast. At River Walk Terrace, several events are happening including coffee and computer time every Monday, monthly pancakes, bingo, birthday celebrations, arts and crafts and a walking club that meets twice a week. They have a garden club that has been very active.

Ms. Webb reported that Paso Robles Joint Unified School District will be hosting a community meeting at Oak Park to discuss transportation for 2025/2026. She thanked Ms. Beal for reporting to the City a big pot hole on 30th Street, and this led to the City fixing the problem. She provided an update on scholarship night at Paso Robles High School. She will be working with Mr. Irick and Mr. Kopp for their participation once again in mock interviews for Youthworks.

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 completed work in Oak Park 1 and Oak Park 2 property to provide free broadband internet to tenants. Ms. Fardanesh is working with them on final payment. The date and time of a tenant meeting to provide instruction on how the project will be implemented is still pending. This should go live within the next couple of weeks. Ms. Willey stated that base internet will be free to the residents, and there will be voluntary options for a higher-speed internet if tenants choose to contract for it.

- b. 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. FY2026 Budget Process: Ms. Willey reported that we are still waiting for our legal counsel to provide guidance on how certain operating costs will be bridged between PRHA and AHP. This will be brought back to the July board meeting.

7. Adjourned to Closed Session at 6:31 PM. Re-adjourned at 7:05 PM.

8. Next PRHA meeting is scheduled for July 8, 2025 at 5:00 PM.

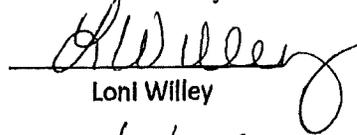
Adjourn: Mr. Willhott motioned to adjourn the meeting at 7:05 PM.

Chairman:



Wes Willhott

President:



Loni Willey

Date:

6/11/25