

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
MAY 13, 2025

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

Call to Order: The meeting was called to order by Mr. Willhoit at 5:03 PM.

1. Public Comment: None
2. City Reports:
 - a. At the beginning of the meeting, Mr. Strong posed concerns about a potential \$100 rent increase at Sunrise Villas and River Walk Terrace, one month after the new residents moved in. He expressed that some new residents had approached him regarding this concern. Ms. Willey explained the circumstances in regard to timing of the solar approvals by the State, and will also follow up with additional information.
 - b. Mr. Strong provided a report on the City's latest activities. The City is working on re-developing the library. The book mobile will continue coming to both properties and they are trying to accommodate our youth. Lake Nacimiento water is at sustained levels and we have plenty of water. Regional Transit Authority is increasing the bus schedules and frequency in order to accommodate school drop off, pickups and help alleviate traffic. Paso Robles is the only City in this County that is profitable.
 - c. Ms. Kris Beal thanked two board members for inviting her to the PR Non-Profit Housing Corporation Board Meeting and found it to be helpful. She reported the continued need of

using park and recreational space, for people and children to have access to open and outdoor spaces. Ms. Angelica Fortin, Director of Community Services, will be providing an upcoming presentation on parks. On May 24, there will be a garden workshop at the Uptown Park. Aquatics is offering swim lessons, teen programs, family fun and scholarships are available. The library will be offering many summer services that include programs, classes and events for all ages.

3. Consent Agenda: Mr. Anderson motioned to approve the consent items and Mr. Kopp, seconded, the motion passed: 6 ayes, 0 noes, 0 absent.

a. April 8, 2025 minutes: The board had no questions or comments.

b. Financials: Ms. Fardanesh reported that the statements provided are for nine months, ending March 31, 2025. PRHA reported \$597,017 of income, \$870,020 of expenses leaving a net deficit of \$273,003. The PRHA balance sheet reported unrestricted cash of \$29,443 and restricted cash of \$709,262 in the bank accounts, \$526,197 in the investment account with total current assets of \$1,639,500. Net income operations, on page 2, are on track with YTD budget; however, developer fees from River Walk Terrace, budgeted to be received in June 2025, are delayed and will be received in the next fiscal year. PRLLC recorded \$294,066 of income and \$0.00 of expenses leaving a net surplus of \$294,066.

Ms. Fardanesh reported that she and Ms. Willey are working on the preparation of the budget to present at the next board meeting.

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 one PBV vacancy. Staff anticipates moving in an applicant by the end of this month. Regarding rent collection, one resident hasn't paid May rent but is working with Adult Protective Service and this should be paid by the end of this week. No maintenance or major issues to report.

Oak Park 2: Ms. Barriga reported that Oak Park 2 currently has no vacancies. PRI-IA has possession of the one unit that resulted in eviction. The unit is in poor condition and will need quite a bit of work done. Staff anticipates this unit being rent ready in about a month. Regarding rent collection, there is no outstanding rents. No maintenance or major issue to report.

Oak Park 3: Reports submitted by Winn Management Co. reported that Oak Park 3 currently has one vacancy but was going to be filled by 5/9. Two other residents were given notice to vacate due to non-compliance. Regarding rent collection, one resident hasn't paid May rent but is working with an agency and will be paid in full this month. No maintenance or major issue to report.

Oak Park 4: Reports submitted by Winn Management Co. reported that Oak Park 4 currently has no vacancies. Regarding rent collection, a few residents are paying May rent late. No maintenance or major issue to report.

Ms. Willey informed the board that a representative from Winn Management Co. will attend the next board meeting to report on Oak Park 3, Oak Park 4, Sunrise Villas, and River Walk Terrace activities, and will plan to participate on a quarterly basis.

Community Services: Ms. Valencia reported that in May: she introduced Mexican Bingo, known as Loteria, in Oak Park which attracted a good number of tenants. Youthworks continues operating Monday through Thursday. The food distribution numbers have been slightly lower than usual. The mobile health clinic continues to come onsite and provide services. The Promotoras have been using the Oak Park 2 community room to hold their monthly meetings. Corazon Latino support group has been using the Oak Park 3 community room. On May 22, we will host an Affordable Housing Town Hall, a forum to discuss affordable housing. Ms. Valencia and Ms. Webb will attend the annual High School Scholarship Night on May 29, to present awards to six recipients. This year an estimated 40 children are participating in swimming between Oak Park and Sunrise Villas.

Our after-school programs are in full swing at Sunrise Villas. At River Walk Terrace, the first pancake breakfast was held with over 23 attendees. Every Monday, they will have a morning café hour and computer assistance will be provided by staff. There will be planned monthly birthday celebrations and bingo. The garden club will be starting soon.

4. Summary Report of Activities:

a. Agency updates and activities: Ms. Willey provided general updates for agency operations, including upcoming meetings with the City and HUD.

b. Construction in Progress:

River Walk Terrace construction report: The project is fully leased and all seniors are moved in. Final Certificates of Occupancy are anticipated by the end of the month.

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. Proposal regarding status change with HUD. There was a brief discussion regarding this matter. The board gave a general support of the proposed action, and Ms. Willey will launch the close-out process with a required board vote at a future date.

b. Resolution 2025-05-13-1: Mr. Anderson motioned to approved the resolution and Ms. Richardson, seconded, the motion passed: 6 ayes, 0 noes, 0 absent.

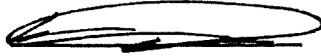
7. Adjourned to Closed Session at 5:57 PM. Re-adjourned at 6:22 PM. No action taken.

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

9. Next PRHA meeting scheduled is for June 13, 2025 @ 5:00 PM.

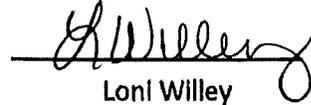
Adjourn: Mr. Willholt motioned to adjourn the meeting at 6:23 PM.

Chairman:



Wes Willholt

President:



Loni Willey

Date:

6/10/2025