

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES  
 BOARD MEETING MINUTES  
 January 13, 2026

Commissioners Present: Mr. Wes Willhoit,  
 Mr. Dave Anderson  
 Ms. Julie Richardson  
 Mr. Joe Irick  
 Ms. Rosalee Perea, via Zoom

Recorder Present: Ms. Tiffany Guerrero  
 Staff Present: Ms. Cynthia Fardanesh  
 Ms. Betian Webb  
 Ms. Briandy Valencia  
 Ms. Gabriela Barriga

Guests Present: Mr. Brent Weickert  
 Mr. Max Zappas  
 Ms. Kris Beal  
 Mr. Juan Carlos Pineda  
 Ms. Tina Beutler  
 Ms. Nia Stockbridge

Absent:  
 Mr. Kevin Kopp  
 Ms. Amanda Earles

Call to Order: The meeting was called to order by Mr. Willhoit at 5:01 PM.

1. Public Comment: Mr. Pineda, a former PRHA employee, addressed the Board to explain the reasons for his resignation. He stated that he had been employed for approximately four months and reported that his work experience had been positive under his direct supervisor, Ms. Barriga. Ms. Barriga later went on medical leave, and Ms. Fardanesh assumed supervisory responsibilities on an interim basis. Mr. Pineda reported that on Ms. Fardanesh's first day as his supervisor, she instructed him to complete a task within one hour, which he believed required approximately four hours to complete. He stated that he felt significant pressure as a result. He further reported that on the following day, Ms. Fardanesh provided him with instructions on how to perform his job, despite his familiarity with the duties, and referenced guidance she received from her husband.

Mr. Pineda stated that he felt the situation created undue pressure and as a result, he decided to resign.

2. City Reports: Ms. Beal reported that the City Council meeting will take place tomorrow evening. She further noted that the agenda includes an item for discussion regarding term limits for City council members.
3. Consent Agenda: Ms. Richardson motioned to approve the consent items and Mr. Anderson, seconded, the motion passed: 5 ayes, 0 noes, 2 absent.
  - a. November 18, 2025 minutes: The board had no questions or comments.
  - b. December 9, 2025 minutes: The board had no questions or comments.
  - c. Financials: Ms. Fardanesh reported that the statements provided are for five months, ending November 30, 2025. PRHA reported \$349,778 of income, \$438,354 of expenses leaving a net deficit of \$88,576. The PRHA balance sheet reported unrestricted cash of \$133,186 and restricted cash of \$1,011,365 in the bank accounts, \$848,230 in the investment account with total current assets of \$2,314,139. PRLLC recorded \$163,370 of income and \$0.00 of expenses leaving a net surplus of \$163,370. The PRLLC Balance Sheet reported restricted cash of \$2,948. Ms. Fardanesh stated that PRHA should be recognizing income this year, developer fees will be coming our way. AHPR reported \$114,441 of income, \$101,449 of expenses leaving a net surplus of \$12,992.
  - d. Portfolio Dashboard Report: Ms. Barriga briefly reviewed and reported on the following properties:

Oak Park 1: Ms. Barriga reported that Oak Park 1 currently has one vacant two bedroom PBV unit. Unit will need a new stove and new carpet will be getting installed. The unit will be utilized for an internal transfer involving a household that is currently over-housed in a three-bedroom unit, with an estimated transfer date of January 20<sup>th</sup>, 2026. Regarding rent collection, all tenants have paid with some small rent balances or credit. No major maintenance issues.

Oak Park 2: Ms. Barriga reported that Oak Park 2 currently has one vacancy. This particular family was in a four-bedroom unit, but over housed so they were transferred to a three bedroom. A resident has provided a Notice to Vacate as of 1/31/26. This is a three bedroom, PBBV unit. Staff will be working on filling this unit. Regarding rent collection, one resident still hasn't paid January rent and Notices to Pay or Quit have been issued. No major maintenance issues.

Oak Park 3: Ms. Beutler reported that Oak Park 3 currently has one unit available and Management is working on filling this unit. Regarding rent collection, one resident hasn't paid January rent and Notices to Pay or Quit have been issued. Although an agency will most likely help pay on one resident. No major maintenance issues. In 2025, Oak Park 3

has had 11 turnovers.

Oak Park 4: Ms. Beutler reported that Oak Park 4 currently has one available unit. Management is working on filling this unit. Regarding rent collection Regarding rent collection, all tenants have paid with some small rent balances or credit. No major maintenance issues. In 2025, Oak Park 4 has had nine turnovers.

Sunrise Villas: Ms. Beutler reported that Sunrise Villas currently has no vacancies. One resident was in eviction process and was \$10,000 delinquency. Family Care Network paid the \$10,000, all legal fees, and next month's rent. All the kids are utilizing Resident Services. The kids love the 3D printer. New Maintenance tech started full-time in November. In 2025, Sunrise Villas has had three turnovers.

River Walk Terrace: Ms. Beutler reported that River Walk currently has no vacancies. She noted positive community engagement, stating that residents enjoy participating in activities together, including baking activities coordinated with Resident Services. She also reported that a new Maintenance Technician has started. In 2025, River Walk has had two turnovers.

Ms. Beutler further informed the Board of a complaint received by Congressman Jimmy Panetta involving approximately fifteen residents. She outlined the concerns raised, which included: (1) dissatisfaction with a recent rent increase; (2) claims that certain services were expected to be provided, such as in-unit pull cords and trash removal services; (3) reports that submitted work orders were not being addressed in a timely manner; and (4) concerns that residents did not receive a unit tour prior to move-in.

Ms. Beutler stated that residents moved in under 2024 income limits and were informed that rents would be adjusted once 2025 income limits were implemented. She noted that residents had signed documentation acknowledging and agreeing to this potential rent increase. Ms. Beutler stated that AHDC is proactively addressing these concerns in an effort to maintain the organization's strong reputation.

#### 4. Summary Report of Activities:

a. Agency updates, activities, and development Pipeline: Mr. Willhoit reported that he and Ms. Lori Doyle met on Monday afternoon with Mr. Frace Warren, Director of Community Development, Mr. Paul Salon, new Assistant Manager and Ms. Darcy Delgado, Associate Planner to review several potential development sites that are still under consideration. He stated that the meeting was productive.

Following that meeting, he attended a DRC meeting, where the DRC concurred with the recommendation to advance the Niblick Road Project to the Planning Commission. Mr. Willhoit noted that progress is continuing on these items.

Mr. Willhoit further reported that PRHA has submitted a Letter of Intent (LOI) to the school district, which is scheduled for discussion in closed session that evening. He stated that the

outcome is still pending. He also noted that PRHA anticipates beginning work with AHDC on additional potential sites should opportunities arise.

b. Community Services: Ms. Valencia reported that throughout 2025, Community Services successfully supported 6 properties, delivering consistent communication through newsletters while planning and executing meaningful activities and events for our residents. By utilizing the Oak Park 3 Community Room, we created a central gathering space that brought tenants together from all 4 sites. This approach has been very successful and has strengthened community engagement across sites. Our Study Centers at Oak Park and Sunrise remained active and well-attended. Youth participation was strong, with students staying engaged, motivated, and supported throughout the year. In addition to programming, we provided direct family support services. I had the pleasure of assisting multiple families with enrollment in the PG&E CARE Program, helping reduce utility cost. We also hosted CalFresh sign-ups with the Food Bank at River Walk, which proved to be a huge success. One tenant shared heartfelt gratitude after being approved for food assistance- something they had never applied for before-highlighting the impact of access to these vital resources. Finally, we strengthened partnerships within the community by collaborating with Eckerd, who worked closely with our youth and out of school youth. Through this partnership, participants were encouraged and motivated to pursue employment opportunities and build pathways toward self-sufficiency. Overall, 2025 was a year of growth, collaboration, and meaningful impact for our communities.

5. Old Business: None

6. New Business:

a. Executive Director Search: Mr. Willhoit provided the Board with an update on the Executive Director search. He reported that the Search Committee is currently considering three options: the appointment of an interim Executive Director, the selection of a permanent Executive Director, or doing a false search from ground zero. He noted that the Board would review these options in closed session and provide direction following that discussion.

7. Adjourned to Closed Session at 6:12 PM. Re-adjourned at 6:40 PM. No action taken.

8. Next PRHA meeting scheduled is for February 10, 2026 @ 5:00 PM.

Adjourn: Mr. Willhoit motioned to adjourn the meeting at 6:41 PM.

Chairman:

  
Wes Willhoit

President:

NOT IN ATTENDANCE

Date:

2/10/2026