

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
February 10, 2026

Commissioners Present: Mr. Wes Willhoit, Chairman
Mr. Dave Anderson
Mr. Kevin Kopp
Mr. Joe Irick
Ms. Amanda Earles
Ms. Rosalee Perea

Secretary/Director: Mr. Nicholas Rasmussen

Recorder: Ms. Jessica Aguilar

Staff: Ms. Cynthia Fardanesh

Ms. Gaby Barriga

Ms. Betian Webb

Ms. Briandy Valencia

Guests: Mr. Max Zappas

Mr. Brent Weickert

Ms. Tina Beutler, AHDC

Ms. Nia Stockbridge, AHDC

Mr. James Burrus, WINN

Absent: Ms. Julie Richardson

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

2. Public Comment: None

3. City Reports:

- a. Mr. Fred Strong provided a report on City activities and the latest regarding his last trip to Washington. But it was challenging understanding him as he joined the meeting via Zoom.

Ms. Beal provided a report that she had attended the event that Corazon Latino hosted "Walk with a Purpose" here at Oak Park on Feb. 7, 2026 and it was really nice. This was a community walk and Zumba, to generate funds for low income patients with cancer. She encourages other to attend as there are a lot of events happening in the community. Re-designing of library will be on Feb 17, 2026 agenda for City Council. Ms. Beal reported the big concern of safety at the Uptown Park and encouraged others to report their concerns to her and she can pass them on to the correct agency. As everything is driven by data. The topic of Spring Street corridor is coming soon.

Mr. Willhoit introduced Mr. Rasmussen, as the new Executive Director at PRHA to his first official board meeting. Mr. Rasmussen followed up with introducing himself and said he felt welcomed by staff and board members and is settling in.

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
February 10, 2026

4. Consent Agenda: Mr. Anderson motioned to approve the consent items and Ms. Earles seconded, the motion passed: 6 ayes, 0 noes, 1 absent.
 - a. Approval of January 13, 2026 minutes: The board had no questions or comments.
 - b. Financials: Ms. Fardanesh reported that the statements provided are for six months, ending December 31, 2026. PRHA reported \$420,367 of income, \$551,135 of expenses leaving a net deficit of \$130,768. We're anticipating to receive developer fees soon. The PRHA balance sheet reported restricted cash of \$1,084,417 with total current assets of \$2,323,253. Total income is up by \$1508 from last year and expenses are down \$69,768 which is favorable.

PRLLC recorded \$196,044 of income and \$0.00 of expenses leaving a net surplus of \$196,044.

Ms. Fardanesh also reviewed AHPR's financial activity which includes recorded income of \$136,782, \$115,891 of expenses, leaving a net surplus of \$20,891.
 - c. Portfolio Dashboard Report:
 - Oak Park 1: Ms. Barriga reported that Oak Park 1 currently has one 3 bedroom PBV vacancy. A request has been made to CTCAC, to make this unit exempt for a re-designation. The OSM currently is in a 2-bedroom unit and could benefit from this 3-bedroom unit. One resident hasn't paid February rent due to mix up with the bank that the tenant accidentally caused. No major maintenance issue to report at this time.
 - Oak Park 2: Ms. Barriga reported that Oak Park 2 currently two PBV vacancies, a 1 and 3- bedroom unit. We are working with HASLO to provide additional names of applicants to process for eligibility. All rents have been paid. No major maintenance issues to report at this time.
 - Oak Park 3: Ms. Stockbridge, AHDC representative reported that Oak Park 3 currently has one vacancy but staff is working on filling this unit by EOM. Regarding rent collection, a few residents have a small balance from January that include damages. No major maintenance issues to report at this time. Although, a maintenance positive is open.
 - Oak Park 4: Ms. Stockbridge, AHDC representative reported that Oak Park 4 currently has one vacancy. Regarding rent collection, four residents have small balances that will be paid next month. No major maintenance issues to report at this time.
 - Sunrise Villas: Ms. Stockbridge, AHDC representative reported that Sunrise Villas currently has no vacancies. Regarding rent collection, two residents have not paid rent. One resident has been sent to their legal counsel on Feb 3, 2026. Another resident is seeking assistance to pay their rent.
 - River Walk Terrace: Ms. Stockbridge, AHDC representative reported that River Walk Terrace currently has no vacancies. Regarding rent collection, one resident is in the

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES

February 10, 2026

eviction process due to non-payment of rent. Another resident possibly might end in the eviction process. No major maintenance issues to report at this time.

Ms. Beutler, Ms. Stockbridge and Mr. James Burrus excused themselves from the board meeting at 5:30 PM.

Community Services: Ms. Valencia reported that programs throughout all properties continue to run smoothly as planned. At Oak Park, monthly elementary craft activities continue. Corazon Latino hosted “Walk with a Purpose” on Feb. 7, 2026 here at Oak Park and this was a success as Ms. Beal previously reported on. Corazon Latino provides emotional support classes once a month at Oak Park 3. The food distribution continues bi-weekly at Oak Park 2. Adult programming includes Loteria, Coffee and Computers and monthly pancake breakfasts. Paso Robles School District will use the community room on Feb. 12, 2026 to discuss transportation. Promotoras host community resources and informational sessions once a month. AARP is expected to begin tax assistance services for Spanish speakers the weekend of Feb. 14 and Feb. 15, 2026. The Mexican Consulate will be onsite later this month. At Sunrise Villas, the study center operates Monday – Thursday. Fun Friday activities continues to provide enrichment through crafts and interactive programming. Adult Loteria was recently added and has been well attended. CAPSLO, Parent Café sessions once a month, supporting parent connection and engagement. At River Walk Terrace, weekly Coffee and Computers, walking club, chair yoga and garden club is held. Monthly programming includes pancake breakfasts, bingo, crafts and birthday celebrations. A community spaghetti dinner will be held the weekend of Feb 14 and Feb 15, 2026 with resident participation. Overall, senior engagement remains active and consistent.

Ms. Webb reported that scholarships are due March 2. They will be available for the scholarship committee to review on March 12 and the plan is to continue as previously done. Mr. Willhoit informed the board that this committee will need to find a replacement as Ms. Richardson will no longer be available. Mr. Irick volunteered to join this committee.

5. Summary Report of Activities:

- a. Development Pipeline: Mr. Rasmussen reviewed the pipeline report and discussed progress on potential projects, with no action required.

6. Old Business: None

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
February 10, 2026

7. New Business:

- a. Resolution 2026-02-10-01: Mr. Anderson motioned to approve this resolution and Ms. Earles seconded, the motion passed: 6 ayes, 0 noes, 1 absent.

8. Closed Session: None

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

10. Next PRHA meeting scheduled is for March 10, 2026 @ 5:00 PM. Mr. Willhoit reminded the board that the next meeting will be our Annual Meeting.

11. Adjourn: Mr. Willhoit motioned to adjourn the meeting at 5:45 PM.

Chairman:



Wes Willhoit

President:



Nick Rasmussen

Date:

