

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES  
BOARD MEETING MINUTES  
March 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, via Zoom  
Ms. Betian Webb

Guests: Mr. Max Zappas  
Mr. Brent Weickert  
Ms. Kris Beal, City Councilmember, via Zoom  
Ms. Tina Beutler, AHDC  
Ms. Nia Stockbridge, AHDC  
Mr. James Burrus, WINN

1. Call to Order: The meeting was called to order by Mr. Willhoit at 5:15 PM.
2. Public Comment: None
3. Re-appointment of Commissioner Mr. Kevin Kopp. Mr. Rasmussen informed the board that the City re-appointed Mr. Kopp on 3/1/2026 for a four-year term that will expire on 2/28/2030. Mr. Rasmussen swore in Mr. Kopp for his Oath of office.  
  
Mr. Rasmussen swore in new board member, Mr. Zappas for a four-year term that will also expire on 2/28/2030. The board congratulated both Mr. Kopp and Mr. Zappas.
4. Annual Election of Officer – PRHA Nominations for Vice-Chair (2-year term): Mr. Willhoit nominated Mr. Zappas and Mr. Kopp seconded, the motion passed. 6 ayes, 0 noes, 1 abstained, 0 absent.
5. Consent Agenda: Mr. Irick motioned to approve the consent items and Ms. Earles seconded, the motion passed: 7 ayes, 0 noes, 0 absent.
  - a. Approval of January 13, 2026 minutes: The board had no questions or comments.

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES  
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March 10, 2026

- b. Financials: Ms. Fardanesh reported that the statements provided are for seven months, ending January 31, 2026. PRHA reported \$490,828 of income, \$638,555 of expenses leaving a net deficit of \$147,727. The PRHA balance sheet reported unrestricted cash of \$62,531 and restricted cash of \$1,084,417 with total current assets of \$6,323,917. Total income is up by \$2,746 from last year and expenses are down \$69,170 which is favorable. Ms. Fardanesh noted that for Net Income Operations the YTD change is \$59,423.88 which is favorable versus the prior year.

Additionally, Ms. Fardanesh reported that Mr. Rasmussen is now a signer of all bank accounts. Last week, they both met with Ms. Nancy Stuhlmiller from Community West Bank to discuss improving the interest rate for the bank account with the restricted HUD funds. Ms. Stuhlmiller has arranged for the account to receive a fixed rate of 3% for six months. They will meet again with Ms. Stuhlmiller in 5 months, to re-negotiate the rate. Next month, Net Income from Operations will be positive as we received \$350,000 on February 18, 2026. Ms. Fardanesh and Mr. Rasmussen will soon be contacting our rep with ep meeting with our Wealth Advisors for a meeting. If the board is interested, she can ask for a presentation on our investments. Mr. Willhoit recommended the board meet prior to this.

PRLLC recorded \$228,074 of income and \$0.00 of expenses leaving a net surplus of \$228,074.

- c. Portfolio Dashboard Report:

Oak Park 1: Ms. Barriga reported that Oak Park 1 currently has one 3 bedroom PBV vacancy. CTCAC just approved for this unit to be exempt, for a re-designation. The OSM will be given keys on 3/16/26, to move into this 3- bedroom unit. Leaving staff to fill a 2- bedroom TC unit. Regarding maintenance, five units have either had water leaks in the unit or utility closet and requiring dry wall repair.

Oak Park 2: Ms. Barriga reported that Oak Park 2 currently two PBV vacancies, a 1 and 3- bedroom unit. The one-bedroom new resident will move in on 3/16/2026. After much failed applicants, the three bedroom will be an existing 2-bedroom resident that will move into the 3 bedroom so that she doesn't lose her emergency housing voucher rental assistance. Regarding maintenance, 1 unit has had a water leak affecting 2 different units.

Oak Park 3: Ms. Stockbridge, AHDC representative reported that Oak Park 3 currently has no vacancies. Regarding rent collection, a few residents have a small balance from January that include damages and or late fees. No major maintenance issues to report at this time. Although, a maintenance positive is open and 3 applicants have been interviewed.

Oak Park 4: Ms. Stockbridge, AHDC representative reported that Oak Park 4 currently has no vacancies. Regarding rent collection, four residents have small balances from February. No major maintenance issues to report at this time.

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BOARD MEETING MINUTES  
March 10, 2026

Sunrise Villas: Ms. Stockbridge, AHDC representative reported that Sunrise Villas currently has one vacancy. Regarding rent collection, three residents have been sent to legal counsel. No major maintenance issues to report at this time.

River Walk Terrace: Ms. Stockbridge, AHDC representative reported that River Walk Terrace currently has no vacancies. Regarding rent collection, two residents owe rent. One resident went through the eviction process and has agreed to pay rent on time and pay \$500 a month, for back rent of \$7,000. If the resident fails to comply, the resident will be sent out for automatic eviction. Another resident is in eviction and owes \$4160 in rent. Regarding maintenance, three ADA door openers were installed on 2/25/2026. Last week, Ms. Mary Cruz Vela started as the new manager. As of 3/1/2026, new TC rents went into effect.

Ms. Beutler, Ms. Stockbridge and Mr. James Burrus excused themselves from the board meeting at 5:39 PM.

6. Summary Report of Activities:

- a. Agency Updates and Activities: Mr. Rasmussen reported that last week he submitted a grant to Coastal Credit Union.
- b. Community Services and Programs: Ms. Webb reported that programs throughout all properties continue to run smoothly as planned. Oak Park Youth Programs, students regularly attend for homework, assistance and academic support. There's a youth tutor available daily to help those that need the support. AARP will conclude its tax preparation services for Spanish speaking families at Oak Park this month. About 80 total appointments had been scheduled had been scheduled and many are returning clients. Dignity Health will host a 6-week health workshops. Hearst Cancer Resource Center will give a presentation on lung cancer on 3/30/26. Bookmobile continues to visit the sites and has been well received by the residents. We continue to partner with CAPSLO to support families. Oak Park 3 Community room will host a childcare enrollment night this month with additional dates scheduled over the next two months. At Sunrise Villas, attendance averages 10-18 youth daily with higher numbers during special events. Two youth tutors are available daily to assist. While not all youth use academic resources, there has been a recent increase in educational engagement. Participants engage in activities such as 3D printing, computer use and board games. CAPSLO is hosting Parent Cafés where parents can discuss parenting experiences, challenges and successes in a supportive group setting. At River Walk Terrace, they have noticed new participants attending community programs and events. The regulars have been welcoming and help to create a positive environment for the newcomers.

Ms. Webb reported that scholarship deadline was March 2. The applications will be available for review on March 12. There are 20 applicants. They will be available for the scholarship committee to review.

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

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

Mr. Irick excused himself from the board meeting at 5:49 PM.

7. City Report:

a. Ms. Beal provided a report on City's latest developments. On 4/8/26, there will be a 2026 SLO County Housing summit in San Luis Obispo and hopes to see some of us there. Attendees will gain a deeper understanding of the housing challenges facing our region today. Housing service has an oversight committee, that meets every other month. On 3/26/26, "Standing with You-Paso Robles" - all community leaders, especially those focused on the state of youth in our communities. Ms. Beal stated that one of her concerns is that there's a little bit of a disconnect between the housing constraints and opportunities committing, the planning commission, and the council. She posed a question to the board regarding the number of people of affordable housing wait list and the consensus was an estimated 3,000 households.

8. Old Business: None

9. New Business: None

10. Ms. Aguilar, Ms. Barriga and Ms. Webb excused themselves from the meeting at 6:04 PM.

11. Adjourned to Closed Session at 6:04 PM. Re-adjourned at 6:17 PM. No action taken.

12. Next PRHA meeting scheduled is for April 14, 2026 @ 5:00 PM.

13. Adjourn: Mr. Willhoit motioned to adjourn the meeting at 6:17 PM.

Chairman:



Wes Willhoit

President:



Nick Rasmussen

Date:

4/14/2026