

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
May 12, 2026

Commissioners Present:	Mr. Wes Willhoit, Chairman Mr. Max Zappas Mr. Dave Anderson Mr. Kevin Kopp Mr. Joe Irick Ms. Amanda Earles
Secretary/Director:	Mr. Nicholas Rasmussen
Recorder:	Ms. Jessica Aguilar
Staff:	Ms. Cynthia Fardanesh Ms. Gabriela Barriga, via Zoom Ms. Betian Webb Ms. Briandy Sanchez
Guests:	Mr. Kirk Vaughn, via Zoom Mr. Brent Weickert Mr. Fred Strong Ms. Nia Stockbridge, AHDC Mr. James Burrus, WINN
	Absent: Ms. Rosalee Perea

1. Call to Order: The meeting was called to order by Mr. Willhoit at 5:01 PM.
2. Public Comment: None

City Report: Mr. Strong reported that Ms. Kris Beal participated in Lumina Alliance's Annual "Lumina Nights: Dancing with our Stars," two-night celebration featuring dancing, music, entertainment, great food, local wine and beer, exciting auction items, a live dance competition starring community leaders and unforgettable moments that bring people together in support of local survivors. The gala took place on May 1 and 2, 2026, at the brand-new Vina Robles tasting room in Paso Robles. Ms. Beal raised \$21,930 to support Lumina Alliance Emergency Shelter Program and received the Fan Favorite. City Council recently approved several major development projects including a new residential complex at its March 17, 2026 meeting. The Council also approved a 24-unit condominium project at 420 Creston Road, replacing the original 20-unit proposal under CA density bonus provisions. The 4.32 - acre site will feature 12 duplexes, each with two four-bedroom condos, all including a two car garage and private backyard. Units are estimated at around 2,000 square feet and 2.5 bathrooms. The project will have 61 parking spaces. One unit will be deed-restricted for a very low-income household (50% AMI) for 55 years as part of the density bonus agreement. The Vinedo Housing Project, part of a larger plan called Olsen South Chandler Ranch, has stalled as developers look for a new funding source. Community Services Department is accepting applications for several open positions on City boards and advisory bodies.

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
May 12, 2026

3. Mr. Ryan Caldwell, Regional Director/Partner EP Wealth rescheduled his presentation for the June 9, 2026 board meeting.
4. Consent Agenda: Mr. Anderson motioned to approve the consent items and Mr. Irick seconded, the motion passed: 6 ayes, 0 noes, 1 absent.
 - a. Approval of April 14, 2026 minutes: The board had no questions or comments.
 - b. Financials: Ms. Fardanesh reported that the statements provided are for nine months, ending March 31, 2026. She reported that Net Income is positive. PRHA reported \$1,454,824 of income, \$810,541 of expenses leaving a net surplus of \$644,282. The PRHA balance sheet reported unrestricted cash of \$962,066 and restricted cash of \$1,086,081 with total current assets of \$3,088,507.
PRLLC recorded \$294,066 of income and \$0.00 of expenses leaving a net surplus of \$294,066. Ms. Fardanesh noted on April 21, 2026, a transfer of \$700,000 was made from the PRHA Operating Account into the investment account. Also, she mentioned that the audit for FYE June 2025 is nearing completion and she will be meeting with Bowman auditor tomorrow.
 - c. Portfolio Dashboard Report:
 - Oak Park 1: Ms. Barriga reported that Oak Park 1 currently has one 2-bedroom Tax Credit vacancy. Regarding rent collection, all residents have paid rent. Regarding maintenance, exterior painting of all buildings and the installation of exterior cameras has started as well.
 - Oak Park 2: Ms. Barriga reported that Oak Park 2 currently has one 2-bedroom Tax Credit vacancy. Regarding rent collection, all residents have paid rent. Regarding maintenance, exterior painting of all buildings has started.
 - Oak Park 3: Ms. Stockbridge, AHDC representative reported that Oak Park 3 currently has one vacancy. Regarding rent collection, all residents have paid rent. No major maintenance issues to report at this time.
 - Oak Park 4: Ms. Stockbridge, AHDC representative reported that Oak Park 4 currently has no vacancies. Regarding rent collection, all residents have paid rent. 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, one resident that was in the eviction process, Family Care Network paid all outstanding monies owed. No major maintenance issues to report at this time.

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
May 12, 2026

River Walk Terrace: Ms. Stockbridge, AHDC representative reported that River Walk Terrace currently has two vacancies although new residents will move in by the end of the month. Regarding rent collection, one resident is in eviction process. And another resident is complying with the payment arrangement set in lieu of eviction. No major maintenance issues to report at this time.

Mr. Burrus joined the board meeting at 5:34 PM.

Both Ms. Stockbridge and Mr. Burrus excused themselves from the board meeting at 5:37 PM.

5. Summary Report of Activities:

- a. Community Services and Programs: Ms. Sanchez reported on all the latest programs and activities throughout all properties. Community Services Programs have been very active the last month. The following agencies have been using our community room: CAPSLO, this will be the last month they will be doing childcare enrollment sign ups. The center for Family Strengthening reached out wanting to host parenting classes. They recently received a grant to support the program and will be making a donation towards the use of the community room. Scholarship night will be on May 28th at the PR High School. Summer activities will be starting very soon. Summer Camp that will run four days a week, will begin in June at Oak Park. The library will be returning every Wednesday and provide lunch for the summer. Swim lessons are officially set and many families enrolled their children. At Sunrise Villas, Dignity Health hosted a Spanish Diabetes Workshop and will continue thru June. They will continue with activities focusing on engaging with the entire family. If there's youth participant interest, there's possibility of introducing a week long summer camp. At River Walk Terrace, a 5 de Mayo celebration was hosted in which a group of young ballet folkloric dancers performed. services are going well with residents actively
- b. Development Pipeline. Mr. Rasmussen reviewed the pipeline report and discussed progress on potential projects, with no action required.

6. Old Business: None

7. New Business:

- a. Chet Dotter Management Agreement: Mr. Rasmussen reported to the board that the transition to become the Property Manager began on April 15, 2026 and PRHA Staff has been working hard on this new project. Staff recently met with Ms. Debbie Sturgis-Viborg to gather all documents and a resident meeting was held on May 1, 2026. PRHA is re-connecting with HASLO to form a good working relationship. HASLO is trying to assist us in providing some HCV applicants to fill the existing 4 vacancies at Chet Dotter. Ms. Fardanesh will be working on completing the 2024 and 2025 audit. Staff has started the process with the Bank of Sierra to address the banking needs. This will all be a work in progress.

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
May 12, 2026

- b. Required training regarding Sexual Harassment and Ethics: Ms. Fardanesh reminded the board of this required 3-hour training that is due by our June 9, 2026 board meeting.

8. Closed Session: None

9. Next PRHA meeting scheduled is for June 9, 2026 @ 5:00 PM.

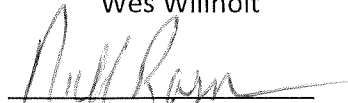
10. Adjourn: Mr. Willhoit motioned to adjourn the meeting at 5:59 PM.

Chairman:



Wes Willhoit

President:



Nick Rasmussen

Date:

6/9/2026