

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
August 11, 2026

Commissioners Present:	Mr. Wes Willhoit, Chairman Mr. Max Zappas Mr. Dave Anderson Mr. Kevin Kopp Mr. Joe Irick Ms. Rosalee Perea, via Zoom Ms. Amanda Earles
Secretary/Director:	Mr. Nicholas Rasmussen
Recorder:	Ms. Jessica Aguilar
Staff:	Ms. Cynthia Fardanesh Ms. Briandy Sanchez
Guests:	Mr. Kirk Vaughn Ms. Kris Beal, City Councilmember, via Zoom Mr. James Burrus, WINN Absent: Ms. Gabriela Barriga

1. Call to Order: The meeting was called to order by Mr. Willhoit at 5:02 PM.
2. Public Comment: None
3. Ms. Amanda Earles and Mr. James Burrus joined the meeting at 5:06 PM.
4. City Report: Ms. Beal provided an update with the City's recent developments. The City has approved a feasibility study for under crossing of Highway 46 East and Union Road. Recently the City hosted Coffee with City for an in depth look at the homelessness. August 13, will be the first time that a Latino Band will play at the Concert in the Park from 6-8 PM. At the Uptown Park, the City will be bringing "Paso Play on Wheels" mobile recreation van will be providing adults and children with resources on August 22.
5. Consent Agenda: Mr. Anderson motioned to approve the consent items and Mr. Kopp seconded, the motion passed: 7 ayes, 0 noes, 0 absent.
 - a. Approval of June 9, 2026 minutes: The board had no questions or comments.
 - b. Financials: Ms. Fardanesh reported that the statements provided are for twelve months, ending June 30, 2026. PRHA reported \$2,061,529 of income, \$1,077,646 of expenses leaving a net surplus of \$983,883. This amount is healthy because we received developer fees for River Walk Terrace and Sunrise Villas, after several years of being negative. The PRHA balance sheet reported unrestricted cash of \$435,063 and restricted cash of \$1,094,085 with total current assets of \$3,350,251.

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PRLLC recorded \$391,760 of income and \$3,742 of expenses leaving a net surplus of \$388,018.

Ms. Fardanesh reported that Bowman Auditor recently was on site to gather information. PRHA is on target to present the annual budget at the November Board Meeting.

c. Portfolio Dashboard Report:

Oak Park 1: Ms. Aguilar reported that Oak Park 1 currently has one 4 bedroom USDA vacancy and staff is working on filling this unit. Regarding rent collection, only one resident has an August balance pending. Regarding maintenance, exterior painting of all buildings is going well.

Oak Park 2: Ms. Aguilar Barriga reported that Oak Park 2 currently has two vacancies with a move in on August 10. Two other residents will be moving out at the EOM and staff is working on filling these units. Regarding rent collection, all residents have paid rent. No major issues to report at this time.

Oak Park 3: Ms. Stockbridge, AHDC representative reported that Oak Park 3 currently has one vacancy with a move in on September 1. Regarding rent collection, six residents owe rent. No major maintenance issues to report at this time.

Oak Park 4: Ms. Stockbridge, AHDC representative reported that Oak Park 4 currently has one vacancy with a move in on August 14. Regarding rent collection, all residents owe \$217 in rent. No major maintenance issues to report at this time.

Sunrise Villas: Ms. Stockbridge, AHDC representative reported that Sunrise Villas currently has two vacancies with a move in on August 14. Regarding rent collection, one resident owes \$904 and the resident has been served a Notice. Regarding maintenance issues, they have a big pigeon problem that is getting expensive to treat.

River Walk Terrace: Ms. Stockbridge, AHDC representative reported that River Walk Terrace currently has no vacancies. Regarding rent collection, one resident forfeited a repayment agreement that had already started in eviction and now will continue back with the eviction process. No major maintenance issues to report.

Ms. Beutler, Ms. Stockbridge and Mr. James Burrus excused themselves from the board meeting at 5:33 PM.

6. Summary Report of Activities:

- a. Community Services and Programs: Ms. Sanchez gave update and said that they had a successful summer program including their partnership with the Library. And partnered with Paso Play on Wheels, on three different occasions. Youthworks Farm has produced over 500 pounds of produce that was distributed to our families and given out at the food distribution. They are transitioning out of the summer programming and getting ready for the after school programs at Oak Park and Sunrise Villas. The goal of this program is to create a safe and

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welcoming space for students to come and complete their homework. Resident Services started at Chet Dotter Senior Complex to build participation and re-establish a relationship with the residents.

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

7. Old Business: None

8. New Business:

- a. Mr. Anderson motioned to adopt Conflict of Interest Policy and Mr. Irick seconded, the motion passed: 7 ayes, 0 noes, 0 absent.
- b. Mr. Rasmussen advised the Board the complete a Conflict of Interest Questionnaire and return to him.

9. Adjourned to Closed Session at 5:59 PM. Re-adjourned at 6:33 PM No action taken.

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

11. Adjourn: Mr. Willhoit motioned to adjourn the meeting at 6:34 PM.

Chairman:



Wes Willhoit

President:



Nick Rasmussen

Date:

9/8/2026