

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
October 11, 2022

Meeting was held by Zoom Per CA Executive Order N-25-29.

Chairman:	Mr. Dave Anderson
Commissioners:	Mr. Wes Willhoit
	Ms. Julie Richardson
	Mr. Joe Irick
Sec/Dir:	Mr. David Cooke
CFO:	Mr. Brent Weickert
Recorder:	Ms. Tiffany Guerrero
Staff:	Ms. Betian Webb
Absent:	Ms. Liz Lopez Byrnes
	Ms. Adriana Vega
	Ms. Myhra Miears
	Mr. Kevin Kopp

Meeting called to order by Mr. Anderson at 5:04 PM.

1. **Public Comment:** None

2. **City Liaison Report:** Mr. Strong reported that the homelessness is unsolvable at this point. The City is doing whatever they can do. They are living life just like the rest of us. If they do run into the law all they are doing is getting a slap on the wrist and are let go. Mr. Strong mentioned that the City is receiving a lot of complaints about all the new housing developments and that there are not enough roads. There was some discussion.

3. **Consent Agenda:** Mr. Willhoit motioned to approve the consent items and Ms. Richardson, seconded, the motion passed. 4 ayes, 0 noes, 3 absent
 - a. **Approval of August 16, 2022 minutes.** The board had no questions or comments.
 - b. **Financials:** Mr. Weickert reported that the statements that were provided are a 2-month statement ending August 31. PRHA reported \$198,986 of income, \$158,257 of expenses leaving a net surplus of \$40,729. On the balance sheet PRHA reported cash of \$136,753 in the checking accounts, \$1,477,629 in investment account with a total current asset of \$1,992,141. Mr. Weickert stated that PR LLC only activity was booking the notes. PR LLC recorded \$66,068 of income and \$0.00 of expenses leaving a net surplus of \$66,068. PR LLC is the holder of the seller notes for all 4 Oak Park developments. Those notes total approx. \$12,000,000 with accrued interest totaling approx. \$2,354,000.

4. **Directors Summary Report:**
 - a. **Summary Report:**
PRHA/PRLLC: Mr. Cooke reported that the Board meetings are on hybrid basis where you can attend in person or have the option to attend virtually. PRHA recently received \$299,551 from Oak Park 3 & 4 for deferred payments and fees: PR LLC approx..... \$218,237; AHP, \$45,279 Developers fees, \$24,196 GP fee, and \$11,839 for PRHA deferred loan fee.

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES

October 11, 2022

Meeting was held by Zoom Per CA Executive Order N-25-29.

Oak Park 1: Mr. Cooke reported that Oak Park 1 is currently 100% occupied. Oak Park 1 is having a few A/C problems not working other than that no major maintenance issues to report. Oak Park 1 there were a few late pays, but overall very good once late payer's paid.

Oak Park 2: Mr. Cooke reported that Oak Park 2 is currently 100% occupied. Oak Park 2 is having a few A/C problems not working other than that no major maintenance issues to report. Oak Park 2 there were a few late pays, but overall very good once late payer's paid.

Oak Park 3: Mr. Cooke reported that Oak Park 3 is 100% occupied. Oak Park 3 has been receiving monies from Housing is Key, Salvation Army, and Coalition on behalf of the tenants that are behind due to COVID-19. All payments have been approved a total of \$10,000 between Oak Park 3 & Oak Park 4. Other than that collections are looking pretty good. No major maintenance issues to report.

Oak Park 4: Mr. Cooke reported that Oak Park 4 is 100% occupied. Oak Park 4 has been receiving monies from Housing is Key, Salvation Army, and Coalition on behalf of the tenants that are behind due to COVID-19. All payments have been approved a total of \$10,000 between Oak Park 3 & Oak Park 4. Other than that collections are looking pretty good. No major maintenance issues to report.

5. Old Business:

- a. **Development Pipeline:** Mr. Cooke reviewed the Development Pipeline with PRHA board members and stated that nothing much has changed. 828 Spring St: Mr. Cooke reported that he met with the land owner and sent out a LOI with purchase price to be determined by mutual and mutually agreed upon appraiser. The Owner responded that they dint have time to respond at this time because of other Development projects. Preliminary conceptual Architect plan shows property could be a three story building with 31 units with a mix of 1, 2, and 3 bedrooms. The City would be very supportive of this project. River Walk Terrace/Sunrise Villas: Mr. Cooke reported that River Walk/Sunrise Villas resubmitted an application to the CTCAC for tax credits on 6/30/22 and again our tiebreaker wasn't enough to receive an allocation. PRHA have submitted a HCD MHP application and expect results by December of 2022. Additionally, we are preparing an application to HUD for a RAD/ Faircloth project. We have hired CSG advisors to assist with application/ commitment.

6. New Business: None

7. Other:

**HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES**

October 11, 2022

Meeting was held by Zoom Per CA Executive Order N-25-29.

- a. **Chet Dotter:** Mr. Cooke mentioned that Chet Dotter President Mr. Harry Ovitt is retiring and has suggested that Mr. Dave Anderson apply and become a member on the Board. Mr. Cooke also suggested that Mr. Anderson can try and convince the board to merge with AHPN Non Profit. Mr. Cooke reported that this would be in the best interest of the PRNHC Board.
8. **Adjourn to Closed Session:** @ 5:36pm
9. **Re-Adjourn:** @ 5:55pm. No action required.
10. **Next PRHA meeting scheduled for November 15th, 2022 @ 5:00 PM.**
11. **Adjourn:** Mr. Anderson motioned to adjourn the meeting at 5:56 PM.

Chairman

David W. Anderson

Date

Secretary

David A. Cooke

11/15/2022