

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
July 8, 2025

Commissioners Present: Mr. Wes Willhoit, via Zoom
Mr. Dave Anderson, via Zoom
Mr. Kevin Kopp, via Zoom
Mr. Joe Irick, via Zoom

Secretary/Director Present: Ms. Loni Willey, via Zoom
Recorder Present: Ms. Jessica Aguilar
Staff Present: Ms. Betian Webb
Ms. Briandy Valencia

Guests Present: Mr. Max Zappas, via Zoom
Mr. Brent Weickert, via Zoom
Ms. Kris Beal, City Councilmember,
via Zoom
Mr. Fred Strong, City Councilmember
Ms. Ashlee Hernandez, Homeless
Service Mgr
Absent: Ms. Julie Richardson
Ms. Amanda Earles
Ms. Cynthia Fardanesh
Ms. Gabriela Barriga

Call to Order: The meeting was called to order by Mr. Willhoit at 5:05 PM.

1. Public Comment: None

2. City Reports:

- a. Ms. Kris Beal reported that the last city council meeting was cancelled. The community advisory board is working on City wide strategic planning. Ms. Beal offered to volunteer on a weekly for an hour with Youthworks. Also, the City will be having a youth summer program and can offer the youth for support in Youthworks.

- b. Ms. Ashlee Hernandez arrived at 5:11 PM. She reported that she has been working on the strategic plan and will be presenting it to City Council on July 15, 2025. The PR Library and Oak Park hosted a Preschool Prom events on July 8 for children up to age 6 and their families. The event featured dancing, snacks, a prom photo area, and a live DJ. Families are invited to attend in formal attire, and parents are encouraged to participate by dressing up and chaperoning their children during the event. Ms. Hernandez and Ms. Fortin attended this event.
 - c. Mr. Strong arrived at 5:40 PM. He provided a report on the City's latest activities. The City is working on construction of roads and work will begin this week as they are trying to complete before school starts in August. Sherwood Park is under-going improvements, pickle ball courts, new restrooms and a large parking lot. He informed the board that a state law was passed and an environmental review is no longer needed in regards to housing only.
3. Consent Agenda: Mr. Anderson motioned to approve the consent items and Mr. Kopp, seconded, the motion passed: 4 ayes, 0 noes, 2 absent.
- a. June 10, 2025 minutes: The board had no questions or comments.
 - b. Financials: Ms. Willey reported that the statements provided are for eleven months, ending May 31, 2025. PRHA reported \$1,073,132 of income, \$1,037,251 of expenses leaving a net surplus of \$35,881. The PRHA balance sheet reported unrestricted cash of \$47,116 and restricted cash of \$709,377 in the bank accounts, \$800,854 in the investment account with total current assets of \$1,929,882. Net income operations, on page 2, are on track with YTD budget; however, developer fees from River Walk Terrace, budgeted to be received in June 2025, are delayed, but are anticipated soon. PRLLC recorded \$359,414 of income and \$0.00 of expenses leaving a net surplus of \$359,414.
 - c. Portfolio Dashboard Report: Ms. Willey reviewed and reported on the following properties:
 - Oak Park 1: Ms. Willey reported that Oak Park 1 currently has no vacancies. Regarding rent collection, it's too early in the month to know but we don't anticipate any issues. Some HVAC work has started due to summer starting.
 - Oak Park 2: Ms. Willey reported that Oak Park 2 currently has no vacancies. Regarding rent collection, it's too early in the month to know but we don't anticipate any issues. Some HVAC work has started due to summer starting.
- Ms. Willey reported that, for Oak Park 1 and 2, we are working to get the exterior of the buildings painted soon.
- Oak Park 3: Ms. Willey reported that Oak Park 3 currently has one 1-bedroom VASH unit and Management is sending the file for approval. Regarding rent collection, it's too early in the month to know. Painting of all exterior buildings has started and in the process.

Oak Park 4: Ms. Willey reported that Oak Park 4 currently has one vacancy that will be filled on July 11. Regarding rent collection, two residents still owe monies from June although an agency will be paying on one resident. If the other resident doesn't pay by July 7, management will be issuing the resident a notice to vacate. Next year, the exterior of all buildings will be painted.

Community Services: Ms. Valencia reported that in June: food distribution numbers have improved. They are seeing an increase in family sizes, most likely as they are picking up food for others who are unable to attend. Families from Sunrise Villas have attended as well. Breakfast bags were also distributed to children under the age of 18 years old. Youth summer program started this month and operates in the morning at Oak Park followed by lunch and job skills training in the afternoon. Every Tuesday, the Library provides free lunch along with a performer or craft activity. Mexican Bingo, known as Loteria, is continuing to be a hit in Oak Park which has attracted a good number of tenants. CAPSLO is utilizing the community room for child care sign ups. In Oak Park 3, they have been hosting Computers & Coffee every Friday morning in the community room. Youthworks is being conducted at Sunrise Villas, as well as bringing participants to River Walk Terrace. Other activities at River Walk include: monthly pancake breakfasts, crafts, bingo, birthday celebrations, a walking club, Monday coffee, and a garden club.

Ms. Webb reported that RE/MAX Parkside Real Estate in Paso Robles will be hosting its 24th annual Up With Kids "Back to School Shopping Spree" at Target. RE/MAX has allowed us to provide fifteen residents to participate in this event that will provide school supplies and clothes to our residents with school age children.

4. Summary Report of Activities:

- a. Agency updates and activities: Ms. Willey provided general updates for agency operations. She reminded the board that River Walk Terrace will be having its grand opening ceremony on July 18 at 1:30 PM, located at 120 Niblick Road, Paso Robles.
- b. Development Pipeline: Ms. Willey reviewed the pipeline report and discussed progress on potential projects, with no action required.

5. Old Business:

- a. FY2026 Budget Proposal: Ms. Willey shared a screen regarding cost analysis and will provide more information during Closed Session. The board re-opened discussion after Closed Session. Mr. Anderson motioned to approve a continuation of the FY2025 operating budget for a period of 90 days to September 30, 2025 and Mr. Kopp, seconded the motion passed: 4 ayes, 0 noes, 2 absent.

6. New Business:

- a. Memorandum regarding Senior affordable housing development on Niblick Road, Paso Robles. Mr. Anderson motioned to approve the Memorandum and Mr. Irick, seconded the motion passed: 4 ayes, 0 noes, 2 absent.
- b. Memorandum regarding Family Affordable housing development opportunity at Sinaloa Street, Atascadero. Mr. Anderson motioned to approve the Memorandum and Mr. Irick, seconded the motion passed: 4 ayes, 0 noes, 2 absent.

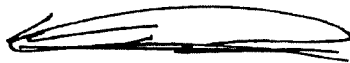
7. Ms. Hernandez left the meeting at 5:46 PM.

8. Adjourned to Closed Session at 5:59 PM. Re-adjourned at 6:16 PM. No action taken.

9. Next PRHA meeting scheduled is for August 12, 2025 @ 5:00 PM.

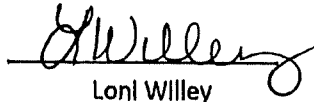
Adjourn: Mr. Willholt motioned to adjourn the meeting at 6:17 PM.

Chairman:



Wes Willholt

President:



Lonl Willey

Date:

9/10/25