

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES  
BOARD MEETING MINUTES  
September 9, 2025

Commissioners Present:	Mr. Wes Willhoit, via Zoom Ms. Julie Richardson Mr. Dave Anderson, via Zoom Mr. Kevin Kopp, via Zoom Mr. Joe Irick Ms. Amanda Earles
Secretary/Director Present:	Ms. Loni Willey, via Zoom
Recorder Present:	Ms. Jessica Aguilar
Staff Present:	Ms. Cynthia Fardanesh Ms. Briandy Valencia
Guests Present:	Mr. Brent Weickert Mr. Max Zappas Ms. Kris Beal, City Councilmember, via Zoom
	Absent: Ms. Gabriela Barriga Ms. Betian Webb

Call to Order: The meeting was called to order by Mr. Willhoit at 5:01 PM.

1. Public Comment: None

2. City Reports:

a. Ms. Kris Beal reported that the next city council meeting will be next week. Although an agenda is not out yet, Parks and Recreation will be discussed. On August 5, 2025 the topic of food truck regulations was brought up and an Ad hoc Committee was formed to review regulations. Creston Road construction is still underway. North Spring Street remains an issue with parking and enforcement as residents living close to Carniceria La Barata Market park near the store. September 20, 2025 will be a clean-up day near the Riverbed / Wendy's and Larry Moore Park. Housing Trust Fund will be hosting a meeting to discuss affordable housing on September 24, 2025 at Madonna Inn in San Luis Obispo. Ms. Beal enjoys representing her district and is learning her way. She encouraged staff and board members to reach out to her

via email, if they have any concerns. Recently she did a podcast with Ms. Elizabeth Gutierrez on Civics 101. Next year, she will be Dancing with the Stars with Lumina Alliance. The City announced they have hired an Assistant City Manager Mr. David Malewitz, that will be starting soon.

3. Consent Agenda: Mr. Anderson motioned to approve the consent items and Ms. Earles, seconded, the motion passed: 6 ayes, 0 noes, 0 absent.

- a. July 8, 2025 minutes: The board had no questions or comments.

- b. Financials: Ms. Fardanesh reported that one of the financial statements provided is for twelve months, ending June 30, 2025. PRHA reported \$1,452,841 of income, \$1,128,320 of expenses leaving a net surplus of \$324,521. This amount includes the transfer of investment funds between PRHA & AHP. The PRHA balance sheet reported unrestricted cash of \$160,327 and restricted cash of \$709,434 in the bank accounts, \$815,021 in the investment account with total current assets of \$2,215,158. Net income operations reported \$208,270 a net deficit. Ms. Fardanesh noted that interest payments were received in the current fiscal year from OP2, OP3 and OP4. PRLLC recorded \$392,088 of income and \$0.00 of expenses leaving a net surplus of \$392,088. Also, Ms. Fardanesh presented the financial statements for 1 month ending July 31, 2025. PRHA reported \$82,798 of income, \$84,954 of expenses leaving a net deficit of \$2,156.

- 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 one vacancy. Regarding rent collection, it's too early in the month to know but we don't anticipate any issues. Some HVAC repairs and adaptations have been higher than normal to due to the heat.

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. No major maintenance issues.

Oak Park 3: Ms. Willey reported that Oak Park 3 currently has one 2-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 been completed.

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 August although an agency is trying to assist with one of these residents and the other is still pending. No major maintenance issues.

Sunrise Villas and River Walk Terrace continue to operate well in their initial months of operation.

Community Services: Ms. Valencia reported that in September: food distribution is doing well. Dignity Health is using community room on Tuesdays to present a Spanish Diabetes workshop.

Hearst Cancer Center has reached out and will be using community room for a Cancer Education lecture. This school year, they have redirected attention towards homework assistance for Middle and High School students at OP and SV. Currently OP is off to slow start but are confident this will grow. Sunrise is performing well with attendance reaching 16 students, many of whom are girls. They have received support from mentors associated with Opening Doors for Youth, whom have come into volunteer their time at SV. They plan to start weekend events and activities aimed at engaging elementary age students. RW services are doing great and they have introduced chair yoga. There's also been a request for more Bingo sessions.

4. Summary Report of Activities:

- a. Agency updates and activities: Ms. Willey provided general updates for agency operations.
- b. Development Pipeline: Ms. Willey reviewed the pipeline report and discussed progress on potential projects, with no action required.

Ms. Beal excused herself from the board meeting at 5:39 PM.

5. Old Business:

- a. FY2026 Budget Proposal: Ms. Willey told the Board if they want a printout of the budget, to ask Ms. Fardanesh for a copy. Ms. Richardson motioned to approve the budget and Ms. Earles, seconded the motion passed: 6 ayes, 0 noes, 0 absent.

6. New Business:

- a. Memorandum of Understanding between City and PRHA. Mr. Kopp motioned to approve and Mr. Anderson, seconded the motion passed: 6 ayes, 0 noes, 0 absent.

7. Adjourned to Closed Session at 5:45 PM. Re-adjourned at 5:52 PM. No action taken.

8. Next PRHA meeting scheduled is for October 14, 2025 @ 5:00 PM.

Adjourn: Mr. Willhoit motioned to adjourn the meeting at 5:52 PM.

Chairman:



Wes Willhoit

CFO  
President:



-Loni Willey Cynthia Fardanesh

Date:

11/15/2025