

**HOUSING AUTHORITY OF THE CITY OF PASO ROBLES  
BOARD MEETING MINUTES  
September 12, 2017**

<b>Present:</b>	Chairman:	Mr. Harry Ovitt
	Vice Chairman:	Wes Willhoit
	Commissioners:	Mr. Tracey Hockett Mr. Earl Ward
		Ms. Beatriz Espinoza
	Sec/Dir:	Mr. David Cooke
	Director of Finance:	Mr. Brent Weickert
	Staff:	Liz Lopez Byrnes Betian Webb
	Recorder:	Ms. Amanda Mansfield
<b>Absent:</b>	City Liaison:	Steve Martin
	Commissioner:	Mr. David Anderson

Meeting called to order by Mr. Harry Ovitt at 5:28 p.m.

1. **Public Comment:** None
2. **City Liaison Report:** None
3. **Consent Agenda:** Mr. Willhoit motioned to approve consent items, Ms. Espinosa seconded, the motion passed.
  - a. **Approval of August 15, 2017 minutes**
  - b. **Financials:** Mr. Weickert reported the July financials indicate (one month into our new fiscal year) we are over budget. This is because income rents from Old Oak Park is decreasing faster than expected because we have elevated the urgency to have tenants move out to get ready for phase 3.
4. **Director's Summary Report:**
  - a. **Summary Report:**  
**Old Oak Park:** Mr. Cooke reported we have 34 actual vacancies, with a few verified holdovers, from the 38 sixty day notices and 4 vacancies from the 19 ninety day notices. Mr. Cooke expects that move outs will pick up considerably

**HOUSING AUTHORITY OF THE CITY OF PASO ROBLES**  
**BOARD MEETING MINUTES**  
**September 12, 2017**

in the next couple of weeks, as it gets closer to October. He summarized the relocation benefits for the board as moving fees, rent differentials, and utility allowance paid for 42 months. We do not know exactly how much it will cost to cover the relocation costs at this time, but it is estimated between \$500,000-\$700,000. Overall, the relocation of displaced tenants is going quite well.

**Oak Park 1 & 2:** Currently there is one vacancy in both OP1 and OP2; however, PRHA office staff have found relocation tenants to move into them. A couple apartments have substantial damage due to evicted tenants and will need to be brought up to occupancy standards before move-in. Mr. Cooke said they have found a good candidate for OP-2 Site Manager and will be making an offer of employment soon. PRHA is still trying to evict the previous On-Site Manager's roommate from the apartment. We go to court this Thursday the 14th to get judgement.

**Oak Park 3 & 4 Memorandum:** Mr. Cooke briefly explained who the OP3 investors are and how much capitol they are contributing to the project. Total funds for OP3 is in the neighborhood of \$33,000,000. All investors and leaders are meeting weekly for updates.

- b. Resident Services:** Ms. Webb reports that Youth Works has received a \$25,000 grant from the Federal Home Loan Bank, a \$4,000 grant from the Food Bank, and a \$10,000 from the must! charities. The food distribution will need new ladies as most of the ones who ran it lived in OOP, and are no longer going to be there. Numbers of people who attend may fall as OOP continues to empty. Youth Works is not helping with the landscaping anymore, with Mari Landscaping starting, so they will be taking over a small part of the food distribution. They were going to be tutoring elementary school kids, but most students do not have much homework, so they may start reading circles instead. Dignity Health is coming next week for health screenings just before food distribution. Youth Works has also started a girls coding club (but boys are welcome if they want) and the first night went great! This Thursday starts the 4H funded STEM program to run all school year and will be starting a robotics team soon as well.

**5. Old Business:**

- a. Land Acquisition:** Mr. Cooke has no update for old business. He is still interested in the 10-acre parcel for a senior project, but the price at \$7 million is too high right now. He is also still interested in the Avalon Motel located at 3231

**HOUSING AUTHORITY OF THE CITY OF PASO ROBLES  
BOARD MEETING MINUTES  
September 12, 2017**

Spring St. in Paso Robles and would like to acquire the 1.75 acre piece of property for future development of affordable housing.

**6. New Business:**

a. **Ongoing Oak Park 3 & 4:** No new business.

**7. Adjourn to Private Session:** The Board adjourned to a private session at 6:14 p.m.

**8. Re-Adjourn to Regular Meeting:** The Board re-adjourned at 6:30 p.m. No action taken at this time.

**9. Adjournment:** Mr. Ovitt adjourned the meeting at 6:31 PM. The next scheduled meeting is October 10, 2017 at 5:30 PM in the Oak Park Community, Oak Room.

Chairman  Secretary \_\_\_\_\_

Date 10/10/17