

**HOUSING AUTHORITY OF THE CITY OF PASO ROBLES  
BOARD MEETING MINUTES  
May 8, 2018**

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

Meeting called to order by Mr. Willhoit at 5:32 pm. Ms. Espinoza arrived at 5:46 pm.

1. **Public Comment:** None
2. **City Liaison Report:** Mayor Martin reported on the recent updates within the city. He reported that at the last city meeting there was about 4 hours' worth of public comments and discussion on SB 54, wanting the city to oppose. SB 54 is a law that prohibits the cooperation of local and state law enforcement and immigration services on anything other than violent crimes. Over the course of two meetings and much deliberation, a decision was reached: the city will support SB 54. Other news included the celebration of 150<sup>th</sup> anniversary of the transcontinental railroad. The city took a vote to oppose another piece of legislation: the Tax Fares Transparency Accountability Act of 2018. They also authorized some staff to look into the acquisition of some surplus property down at the youth authority site. They have a big maintenance facility, lot of machinery, tools, and equipment. The state is surplusing the land out, so the city is interested in acquiring it for use of the city.
3. **Consent Agenda:** Mr. Ovitt motioned to approve consent items and Mr. Anderson seconded, the motion passed.
  - a. **Approval of April 17, 2018 minutes**
  - b. **Financials:** Mr. Weickert reviewed the financial report for the board.
4. **Director's Summary Report:** Mr. Cooke updated the board on the offer for the property Villa Paseo Palms. Our final offer went in at \$10.4 million, up from the original offer of \$9.6 million. There were 15 serious offers; Mr. Cooke hopes that with our increased bid offer we will continue to be in the running to accept our bid. Hopefully

**HOUSING AUTHORITY OF THE CITY OF PASO ROBLES**  
**BOARD MEETING MINUTES**  
**May 8, 2018**

will find out by next week. We proposed to put in a non-refundable deposit of \$100,000 (\$25,000 from PRHA, \$75,000 from our partner) in our proposal.

**a. Summary Report:**

**Oak Park 1:** Mr. Cooke reported that currently we have 1 vacancy, USDA unit, we've been going through many applications trying to fill it. We are offering an incentive award for USDA referrals for our tenants. We had our USDA inspection on April 20<sup>th</sup>. We expect a report back, but all indications are we did very well.

**Oak Park 2:** We currently have 0 vacancies in OP2, but we expect that to change by the end of June. Ms. Espinoza inquired about whether our older tenants have more interaction with PRHA and that we are involved in communicating about issues and vice versa. Mr. Cooke replied that there are some new things they may or may not like, for example, we have new security cameras in a different location. However, for the most part, some of our older tenants are our best eyes and ears on the properties, letting us know whenever they see things that are suspicious. We do believe that our sense of community has grown over the years. The sense of pride of living in Oak Park has increased as well, with our new phases being so much nicer, cleaner, and safer than before.

**Oak Park 3:** The board reviewed the attached construction report while Mr. Cooke explained that the construction for OP3 is going well. The community room is getting close to being all framed up. They started three more buildings, which are still in the framing stages. The sewer work is about 75% completed and storm drains about 55% done. The city has asked us to do the second half of the street, when normally we would be responsible for just half of the street during construction. The city said they would pay for their half, if we would do the work.

**Oak Park 4:** We submitted our application by the due date, and we heard back a few weeks ago that the TCAC disqualified our application and lowered our tiebreaker points. Apparently, whoever reviewed our application got confused between the city of Paso Robles and PRHA, which goes against Article 34. We were able to appeal however, and we won the appeal, so we are back in the CTCAC competition with other applicants. We should know by next meeting exactly where we stand, and whether we will be allocated a TCAC allocation of tax credits for phase 4.

**Resident Services:** Deferred to AHPR board meeting.

**HOUSING AUTHORITY OF THE CITY OF PASO ROBLES**  
**BOARD MEETING MINUTES**  
**May 8, 2018**

5. **Old Business:** Covered earlier in meeting. Mr. Cooke is just finishing the agreement of revenue sharing between AHPR and PRHA, and will have Mr. Fonarow and Mr. Willhoit sign when complete.
  
6. **Adjourn to AHPR Board Meeting:** Mr. Willhoit adjourned the meeting at 6:41 pm to the AHPR Board meeting.
  - a. The next scheduled meeting is June 12, 2018 at 5:30 PM in the PRHA Community Oak Room.

Chairman



Secretary



Date

6/12/18