

Housing Authority of the City of Paso Robles

Board Meeting Minutes

November 8, 2011

Present:

Chairman:	Mr. Steve Sylvester
Vice Chairman:	Mr. Dick Willhoit
Commissioners:	Mr. Bob Fonarow
	Mr. Cliff Smith
	Ms. Sherri Goforth
	Ms. Nancy Rakowitz
	Ms. Maria Ventura
Sec/Dir:	Mr. Armando Corella
	Mr. Ken Trigueiro
Recorder:	Ms. Jessica Aguilar
Guests:	Mr. Fred Strong
	Mr. Darren Nash
	Mr. Jon Goetz

1. Meeting called to order by the Chairman, Mr. Sylvester at 5:30 p.m.
2. **Public Comment:** None.
3. **City Liasion Report:** Mr. Strong updated the Board on the water rate increase, hook up rates and delays in receiving Nacimiento water.
4. **Director's Report:** Mr. Corella reported on the rent roll and 18 vacancies. All rentable units previously intended for demolition in Phase One were now in the process of being rehabbed and several were close to being leased.
5. **Consent Agenda:** Mr. Willhoit moved to approve the Consent Agenda, seconded by Ms. Goforth. Motion passed.
6. **Old Business:** Mr. Corella informed the Board of a site visit with a representative from the State Parks Grant application. Ms. Julie Dahlen, Library and Recreation Services Director with the City of Paso Robles, will be present at the site visit

Mr. Corella informed the Board of a \$15,000 donation from Rabobank to support the Teens at Work program.

Mr. Goetz and Mr. Trigueiro continued their discussion with the Board that began at the October meeting on details related to the formation of the pending Nonprofit Board. Mr. Willhoit moved to

approve the Articles of Incorporation for Affordable Housing. Seconded by Mr. Fonarow. Motion passed unanimously.

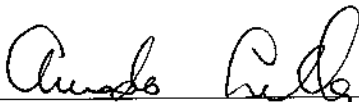
7. **New Business:** Mr. Trigueiro updated the Board on the status of multiple funding applications. Mr. Trigueiro and the Board discussed feedback to Monterey County Housing Authority Development Corp. (MCHADC) on the merits of a new Request for Qualification of a General Contractor (GC).

The Ad Hoc Committee convened on the question and is recommending to the Paso Robles Housing Authority Board (PRHA) to select a new contractor through an RFQ process, after which the GC would interact with the PRHA, MCHADC and the architect on incorporating design changes to gain cost savings and move working drawings ahead together, using a design-bid-build type approach.

Mr. Willhoit moved to accept the Ad Hoc Committee's recommendation, seconded by Mr. Fonarow. Motion passed unanimously.

Mr. Trigueiro updated the Board on the Tenant Protection Voucher status with the Housing Authority of San Luis Obispo and that a weekly teleconference was being scheduled to better coordinate the process.

8. Meeting adjourned at 7:30 p.m.
9. Next meeting is scheduled at 5:30 p.m. on **December 13, 2011 at the Housing Authority Office.**


Secretary


Chairman

12-14-11
Date