



## PROJECT AREA COMMITTEE MINUTES

Wednesday, November 11, 2005  
5:30 P.M.

MEETING LOCATION: CITY HALL/LARGE CONFERENCE ROOM (UPSTAIRS)  
1000 SPRING STREET, PASO ROBLES

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### CALL TO ORDER

**ROLL CALL** Committee Members Bob Burgess, Pat Crawford, Nick Gilman, David Hanush, Matt Masia, Pat McMahan, and Chuck Treach

**ABSENT** Committee Members James Cole, Norma Duncan, and Lydia Francis

**GUESTS** Representing Paso Robles Nonprofit Housing Corporation were Chet Dotter, Dick Willhoit, and Gene Bergman

### PUBLIC COMMENTS

This is the time the public may address the Committee on items other than those scheduled on the agenda. **PLEASE SPEAK CLEARLY AND BEGIN BY STATING YOUR NAME AND ADDRESS. EACH PERSON AND SUBJECT IS LIMITED TO A 3-MINUTE DISCUSSION.** Any person or subject requiring more than three minutes may be scheduled for a future Committee meeting or referred to committee or staff. Those persons wishing to speak on any item scheduled on the agenda will be given an opportunity to do so at the time that item is being considered.

### PUBLIC COMMENT

There was no public comment.

### DISCUSSION

1. **Consideration of Redevelopment Agency application of additional funds for Oak Park Senior Housing**
  - a. Provide the Redevelopment Agency with a recommendation regarding the requested additional Low and Moderate Income Housing (LMIH) funds taking into consideration priorities for use of such funds as set forth in the Redevelopment Implementation Plan, and given anticipated LMIH fund revenues and demands for a variety of affordable housing projects over the next 10 years.
  - b. Amend, modify or reject the foregoing option.

Ed Gallagher presented the staff report. Dick Willhoit presented the applicant's request.

It was moved by Nick Gilman, seconded by Pat Crawford, and passed unanimously to recommend that the Redevelopment Agency approve Paso Robles Nonprofit Housing Corp.'s request for an additional \$1.2 million in assistance from the Low and Moderate Income Housing (LMIH) Fund, subject to obtaining a building permit and commencing construction within 6 months, with the possibility of allowing for a time extension if necessary to secure short-term financing (e.g. a HELP loan from the California Housing Finance Agency or tax-exempt bonds).

In making this recommendation, PAC members expressed a consensus about the following:

- The location for the project was appropriate, in that the land was available at no cost and the project could easily share management (save costs) with the Housing Authority.
- The need for this type of housing is evident (and supported by General Plan, Implementation Plan, and Economic Strategy policies).
- Because of state law limits on the use of LMIH Funds for senior housing, this will be the last senior housing project for at least 10 years and all other use of LMIH funds would then be available for workforce housing.
- The project is on the threshold of commencing construction and a full complement of other sources of financial assistance have been secured.

**ADVISORY BODY COMMUNICATION**

1. Receive and file Minutes of Project Area Committee of September 14, 2005.

It was moved by Pat Crawford, seconded by Pat McMahan, and passed unanimously to approve the minutes of the PAC meeting of September 14, 2005 as presented.

**ADJOURNMENT AT 6:52 P.M.**

It was moved by Nick Gilman, seconded by Bob Burgess, and passed unanimously to adjourn the meeting.

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Ed Gallagher, Housing Programs Manager  
Approved: