

BUTTE COUNTY AFFORDABLE HOUSING
DEVELOPMENT CORPORATION
Board of Directors Special Meeting
2039 Forest Avenue
Chico, CA 95928

SPECIAL MEETING AGENDA

January 14, 2021
2:00 p.m.

Coronavirus (COVID-19) Advisory Notice: The health and safety of Butte County residents and community members, public officials and employees is a top priority for Butte County Affordable Housing Development Corporation and the Board of Directors, of BCAHDC.

Pursuant to current State Public Health directives to shelter-in-place and practice social distancing, and as authorized by Governor Gavin Newsom’s Executive Orders N-25-20 and N-29-20, Board of Directors meetings will be closed to the public for the foreseeable future. Members of the Board of Directors and BCAHDC staff will be participating either in person or via teleconference. The Board of Directors encourages members of the public to participate remotely from a safe location.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/344350885>

Dial in instructions:

United States (Toll Free): 1 866 899 4679

United States: +1 (571) 317-3116

Access Code: 344-350-885

If you have any trouble accessing the meeting agenda, or attachments; or if you are disabled and need special assistance to participate in this meeting, please email marysolp@butte-housing.com or call 530-895-4474 x.210.

Notification at least 24 hours prior to the meeting will enable the Housing Authority to make a reasonable attempt to assist you.

NEXT RESOLUTION NO. 21-1C

ITEMS OF BUSINESS

1. ROLL CALL
2. AGENDA AMENDMENTS
3. CONSENT CALENDAR
4. CORRESPONDENCE

5. REPORTS FROM PRESIDENT

- 5.1 Prospect View Apartments, Oroville – Authorization to participate in the No Place Like Home Program (NPLH).

Recommendation:

Resolution No. 21-1C

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

9. REPORTS FROM DIRECTORS

10. MATTERS INITIATED BY DIRECTORS

11. EXECUTIVE SESSION

12. DIRECTORS' CALENDAR

Next meeting – February 18, 2021

13. ADJOURNMENT

January 6, 2021

Memo

To: BCAHDC Board of Directors

From: Ed Mayer, President

Subject: Special Meeting – Resolution No 21-1C
Prospect View Apartments, Oroville
State of CA “No Place Like Home” program application authorization

On October 15, 2020, by means of Resolution No. 20-13C, the BCAHDC entered into a Memorandum of Agreement (MOA) with tax-credit developer Pacific West Communities for development of the 40-unit Permanent Supportive Housing (PSH) project known as Prospect View Apartments, located on Nelson Boulevard in Oroville, immediately to the east of the Butte County Clerk and Recorder’s Office. The project is designed to serve 39 extremely low-income formerly homeless households selected from the Butte Countywide Homeless Continuum of Care’s (CoC’s) Coordinated Entry system, prioritizing delivery of supportive housing to those most needing it. Fifteen of the units are proposed to be set aside for use by State of California “No Place Like Home” program (NPLH), wherein the clients are supported extensively by Butte County Department of Behavioral Health case management services. The balance of the twenty-four units will be supported by services provided by North Valley Catholic Social Services. All thirty-nine of the assisted units have received a commitment for the project-basing of Section 8 vouchers by the Housing Authority of the County of Butte (HACB).

As proposed Managing General Partner in the tax-credit partnership to be formed to own and operate the project, BCAHDC needs to authorize the application for NPLH funds. The NPLH funds, anticipated to be applied for in the amount of \$2,734,965, are loaned to the project to support the capital needs associated with the NPLH units. Use of NPLH monies triggers a 55-year commitment, consistent with the State’s 55-year use restrictions applied to the tax-credit program.

The Butte County Department of Behavioral Health, through the Butte County Board of Supervisors (BOS) is making a separate financial commitment for provision of the supportive services to the NPLH clients, such action by the BOS scheduled for Tuesday, January 12th. Their commitment will be for the full 55-year term. The NPLH application is due January 19th.

This is a very special project, in that it serves extremely low income households that are homeless. Because of the Section 8 commitment by the HACB, the project can serve clients without regards to income. A full complement of services will be provided to stabilize and advance the independence of the target population. The City of Oroville and Butte County Department of Behavioral Health have been strong proponents of the project. Our partner, Pacific West Communities, brings the development horsepower to secure the land and bring the project to fruition. To have both Behavioral Health and North Valley Social Services provide supportive services to project residents is a rare arrangement, providing extraordinary housing and services opportunity to the County’s lowest income cohorts faced with the most severe housing challenges.

Recommendation: Adoption of Resolution No. 21-1C.

BUTTE COUNTY AFFORDABLE HOUSING DEVELOPMENT CORPORATION

RESOLUTION NO. 21-1C

PROSPECT VIEW APARTMENTS, NELSON AVENUE, OROVILLE
AUTHORIZATION TO PARTICIPATE IN THE NO PLACE LIKE HOME PROGRAM

WHEREAS, the State of California, Department of Housing and Community Development (“Department”) issued a Notice of Funding Availability, for Round 3 funds, dated October 23, 2020, as may be amended from time to time, (“NOFA”) under the No Place Like Home Program (“NPLH” or “Program”) authorized by Government Code section 15463, Part 3.9 of Division 5 (commencing with Section 5849.1) of the Welfare and Institutions Code, and Welfare and Institutions Code section 5890;

WHEREAS, the NOFA relates to the availability of approximately \$202 million in Competitive Allocation funds under the NPLH Program; and

WHEREAS, the Butte County Affordable Housing Development Corporation (“BCAHDC”) is an Applicant within the meaning of Section 101(c) of the NPLH Program Guidelines, enacted in 2020 (“Guidelines”); and

WHEREAS, BCAHDC is authorized to do business in the State of California;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Butte County Affordable Housing Development Corporation to hereby determine and declare as follows in consenting to, adopting, and ratifying the following resolutions:

SECTION 1. That BCAHDC is here authorized and directed to borrow an amount not to exceed \$20,000,000.00 in NPLH Program funds, as detailed in the NOFA up to the amount authorized by Section 102 of the Guidelines and applicable state law (the “NPLH Loan”);

SECTION 2. That in connection with the NPLH Loan, BCAHDC is authorized and directed to enter into, execute, and deliver a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the NPLH Loan, BCAHDC's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the NPLH Loan, and all amendments thereto (collectively, the "NPLH Loan Documents");

SECTION 3. That Edward S. Mayer, BCAHDC President, or Sue Kemp, BCAHDC Chief Financial Officer, are hereby authorized to execute the NPLH Loan Documents, and any amendments or modifications thereto, on behalf of the Corporation;

SECTION 4. That this resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this 14th day of January 2021 by the following vote:

AYES: _____

NOES: _____

ABSTENTIONS: _____

ABSENT: _____

Signature of Attesting Officer:

Edward S. Mayer, President

CERTIFICATE OF THE SECRETARY

The undersigned, Secretary of the Butte County Affordable Housing Development Corporation does hereby attest and certify that the forgoing Resolution No. 21-1C is a true, full and correct copy of a resolution duly adopted at a meeting of said corporation which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Marysol Perez, BCAHDC Corporate Secretary