

BUTTE COUNTY AFFORDABLE HOUSING  
DEVELOPMENT CORPORATION

**Board of Directors Meeting**

2039 Forest Avenue

Chico, CA 95928

**SPECIAL MEETING AGENDA**

January 13, 2022

2:00 p.m.

Members of the Board of Commissioners and HACB staff will be participating either in person or remotely. The Board of Commissioners welcomes and encourages public participation in the Board meetings either in person or remotely from a safe location.

Members of the public may be heard on any items on the Commissioners' agenda. A person addressing the Commissioners will be limited to 5 minutes unless the Chairperson grants a longer period of time. Comments by members of the public on any item on the agenda will only be allowed during consideration of the item by the Commissioners. Members of the public desiring to be heard on matters under jurisdiction of the Directors, but not on the agenda, may address the Commissioners during agenda item 6.

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**Access Code:** 429-950-893

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](mailto: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.

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NEXT RESOLUTION NO. 22-1C

ITEMS OF BUSINESS

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



January 7, 2021

Memo

To: BCAHDC Board of Directors

From: Ed Mayer, President

Subject: Special Meeting – Resolution No 22-1C  
Oleander Community Housing Apartments, Chico  
State of CA “No Place Like Home” program application authorization

On October 15, 2020, by means of Resolution No. 21-19C, the BCAHDC entered into a Memorandum of Agreement (MOA) with tax-credit developer Pacific West Communities for development of the 38-unit Permanent Supportive Housing (PSH) project known as Oleander Community Housing Apartments, to be located on the old Regal Inn site, at the corner of the Esplanade and Rio Lindo Avenue in Chico. The project is designed to serve 38 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 twenty-three-unit balance of the units will be supported by services provided by North Valley Catholic Social Services. All thirty-eight 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 \$3,484,965, 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) has made a separate financial commitment for provision of the supportive services to the NPLH clients, such action by the BOS made this past December 14th. Their commitment will be for the full 55-year term. The NPLH application is due to the State January 19<sup>th</sup>.

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 Chico and Butte County Department of Behavioral Health are 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. 22-1C, authorizing application for State “No Place Like Home” program funds.*

BUTTE COUNTY AFFORDABLE HOUSING DEVELOPMENT CORPORATION

RESOLUTION NO. 22-1C

OLEANDER COMMUNITY HOUSING, 2324 ESPLANADE, CHICO  
AUTHORIZATION TO PARTICIPATE IN THE NO PLACE LIKE HOME PROGRAM

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WHEREAS, the State of California, Department of Housing and Community Development (“Department”) issued a Notice of Funding Availability, for Round 4 funds dated October 29, 2021, 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 a minimum of \$486 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”);

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of 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 hereby 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, a capitalized operating subsidy reserve agreement and any and all other documents required or deemed necessary or appropriate 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. BCAHDC acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and the Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are enforceable

through the Standard Agreement. NPLH Loan funds are to be used for the allowable expenditures, uses, and activities identified in the Standard Agreement.

SECTION 4. That Edward S. Mayer, BCAHDC President, or Hope Stone, 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 5. That this resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this 13<sup>th</sup> day of January, 2022, by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSTENTIONS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Signature of the Attesting Officer:

\_\_\_\_\_  
Edward S. Mayer, President

**CERTIFICATE OF THE SECRETARY**

The undersigned, Secretary of the Corporation, does hereby attest and certify that the foregoing is a true, full and correct copy of a resolution of the Corporation's governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, repealed, rescinded, or annulled.

DATE: \_\_\_\_\_

\_\_\_\_\_  
Marysol Perez, BCAHDC Corporate Secretary