

BUTTE COUNTY AFFORDABLE
HOUSING DEVELOPMENT CORPORATION

Board of Directors Meeting

2039 Forest Avenue
Chico, CA 95928

**SPECIAL MEETING
MEETING MINUTES**

January 16, 2020

President Mayer called the meeting of Butte County Affordable Housing Development Corporation (BCAHDC) to order at 3:01 p.m.

1. ROLL CALL

Present for the Directors: Kate Anderson, Patricia Besser, Larry Hamman, Anne Jones, Laura Moravec, David Pittman.

Others Present: President Edward Mayer, Chief Financial Officer Sue Kemp, Secretary Marysol Perez, Larry Guanzon, Tamra Young and Jerry Martin.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

None.

4. CORRESPONDENCE

None.

5. REPORTS FROM PRESIDENT

- 5.1 Memorandum of Understanding (MOA), Pacific West Communities, Inc. – Liberty Bell Apartments, Orland, CA -
- 5.2 Memorandum of Agreement (MOA), Pacific West Communities, Inc. – Woodward Family Apartments, Orland, CA –
- 5.3 Memorandum of Agreement (MOA), Pacific West Communities, Inc. – Riverbend Apartments, Oroville, CA -

Pacific West Communities (PWC), one of the largest tax credit developers in the State of California, has approached BCAHDC with three (3) proposed Memorandums of Agreement to form development partnerships between BCAHDC and PWC for the development of (3) three different affordable housing projects: two (2) in Orland (Glenn County jurisdiction) including Liberty Bell Apartments, Orland, targeting seniors, and Woodward Family Apartments, Orland, targeting families; and one (1) in Oroville (Butte County jurisdiction), the Riverbend Family Apartments, Oroville, targeting families. BCAHDC has an existing MOA with PWC for the development of Sunrise Village Apartments, in Gridley; an affordable low-income senior housing project with a HACB Project Based Voucher (PBV) commitment. HACB recently awarded PBV commitments to the two (2) Orland projects. All three projects presented for joint partnership consideration are structured similarly to the Gridley project. The deals provide BCAHDC with 10% of the Developer Fee and ongoing MGP Fees. Director Pittman was supportive of the great opportunities being provided for affordable housing and is very positive about the joint venture. Director Hamman added that “location is key” for all development ventures. Director Anderson expressed concerns as to risk to the agency, specifically, regarding the volume of affordable housing activity being undertaken via partnership, posing the question “what is the risk we are willing to take?” President Mayer indicated the agreements had been crafted to minimize risk to BCAHDC, and optimize opportunity, limiting legal exposure, development risk, and associated guarantees and costs. In short, the properties will be developed by PWC, operated in partnership, with BCAHDC holding a Right-of-First-Refusal/Option-to-Purchase at the end of the 15-year tax-credit compliance period, such that the asset can be maintained as affordable housing on behalf of the community into the future.

RESOLUTION NO. 20-1C

Director Pittman moved that Resolution No. 20-1C be adopted by reading of title only: “MEMORANDUM OF UNDERSTANDING WITH PACIFIC WEST COMMUNITIES FOR DEVELOPMENT AND OPERATION OF LIBERTY BELL COURTYARDS SENIOR APARTMENTS, ORLAND”. Director Moravec seconded. The vote in favor was unanimous.

RESOLUTION NO. 20-2C

Director Moravec moved that Resolution No. 20-2C be adopted by reading of title only: “MEMORANDUM OF UNDERSTANDING WITH PACIFIC WEST COMMUNITIES FOR DEVELOPMENT AND OPERATION OF WOODWARD FAMILY APARTMENTS, ORLAND”. Director Jones seconded. The vote in favor was unanimous.

RESOLUTION NO. 20-3C

Director Hamman moved that Resolution No. 20-3C be adopted by reading of title only: “MEMORANDUM OF UNDERSTANDING WITH PACIFIC WEST COMMUNITIES FOR DEVELOPMENT AND OPERATION OF RIVERBEND FAMILY APARTMENTS, OROVILLE”. Director Besser seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

None.

9. REPORTS FROM DIRECTORS

None.

10. MATTERS INITIATED BY DIRECTORS

Director Pittman addressed the construction of Base Camp II, located in the County, outside of Oroville City limits, a privately developed affordable housing property designed to serve homeless persons with disabilities. The initiative, brought forward by Chico Attorney Ron Reid, and non-profit service provider, Caminar, has run into neighborhood and community opposition, and has issues with Development Fees and County infrastructure requirements that are jeopardizing project feasibility. (The HACB has made a commitment to provide Project-Based Section 8 Vouchers to the property.)

11. EXECUTIVE SESSION

None.

12. DIRECTOR'S CALENDAR

Next Meeting – February 20, 2020.

13. ADJOURNMENT

Director Moravec moved that the meeting be adjourned. Director Pittman seconded. The meeting was adjourned at 3:40 p.m.

Dated: January 16, 2020.

ATTEST:

Edward S. Mayer, President

Marysol Perez, Secretary