

**BUTTE COUNTY AFFORDABLE HOUSING
DEVELOPMENT CORPORATION**

Board of Directors Meeting

2039 Forest Avenue
Chico, CA 95928

MEETING MINUTES

February 20, 2020

President Mayer called the meeting of Butte County Affordable Housing Development Corporation (BCAHDC) to order at 3:24 p.m.

1. ROLL CALL

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

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

Public Present: Anita Dehgani, and Carolyn Fraser, 1200 Park Avenue Apartment residents.

2. AGENDA AMENDMENTS

An agenda amendment was requested to address an item of business that arose after the Board agenda and packet were published for this meeting. The agenda amendment is necessary to address a time sensitive item. President Ed Mayer is seeking authorization from the Board of Directors to add agenda item 5.2: Resolution No. 20-4C; Sunrise Village Apartments, Gridley – State of California HCD MHP Corporate Resolutions.

Director Moravec moved to amend the agenda adding item 5.2 to consider adoption of Resolution NO. 20-4C; addressing State-Required Managing General Partner Resolutions relating to the State of California Department of Housing and Community Development Multifamily Housing Program loan commitment for the Sunrise Village Senior Apartments, Gridley. Director Pittman seconded. The vote in favor was unanimous.

3. CONSENT CALENDAR

Director Pittman moved that the Consent Calendar be accepted as presented. Director Moravec seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

5. REPORTS FROM PRESIDENT

- 5.1 Corporate Services Agreement – BCAHDC has an ongoing Corporate Services Agreement with the HACB. The agreement sets the rates of compensation and an annual contract maximum. Rates have increased between 5% to 12% over the last year, based on assigned staffing, employment status and compensation/benefits. The agreement is re-occurring, subject to annual revisions. BCAHDC, seeks motion to approve new HACB hourly billing rates for services effective March 1, 2020.

MOTION

Director Moravec moved to approve new HACB proposed hourly billing rates effective March 1, 2020. Director Hamman seconded. The vote in favor was unanimous.

- 5.2 Sunrise Village Senior Apartments, Gridley – The State of California Department of Housing and Community Development requires BCAHDC Board action to secure the Multifamily Housing Program loan funds that have been applied for and conditionally allocated to the Sunrise Village Senior Apartments in Gridley. The resolution has to be submitted to the State by March 10, 2020.

RESOLUTION NO. 20-4C

Director Hamman moved that Resolution No. 20-4C be adopted by reading of title only: “SUNRISE VILLAGE SENIOR APARTMENTS, GRIDLEY STATE OF CALIFORNIA MULTIFAMILY HOUSING PROGRAM LOAN AUTHORIZATION”. Director Moravec seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

Anita Dehgani, and Carolyn Fraser, 1200 Park Avenue Apartment residents, spoke to the Board of Directors regarding management at 1200 Park Avenue Apartments, Chico. They expressed concern with the property manager; AWI management style and overall management, summarizing that it was insufficiently sensitive to tenant considerations, dismissive and condescending in tenor. They felt were uncomfortable with the volume and flavor of operations correspondence posted on their doors. They relayed issues regarding the Potlatch Committee, alleging being threatened with eviction if not joining the committee. They indicated the office hours are not enough to serve the residents adequately; and that staff is not always present during designated office hours.

President Mayer explained the regulated nature of the property, something that requires extraordinary paperwork and notices, a significant impact to residents. There are notices required to enter and inspect, notices about the required paperwork that certifies annual and interim qualification to live at the property, notices of regulatory inspections, etc. He relayed that BCAHDC was well aware of the complaints at the property, and that it was working with AWI and Passages, local senior services provider, to develop a package of services for residents that would address the “softer” side of property management at 1200 Park Avenue Apartments.

7. MATTERS CONTINUED FOR DISCUSSION

Director Kate inquired about the risk level to BCAHDC on a \$20 million-dollar project such as the Sunrise Village Senior Apartment, Gridley. President Mayer responded that as a partner in the Limited Partnership, BCAHDC liability is specifically limited. Pacific West Communities, as developer, is guarantor for project delivery and performance, and will indemnify BCAHDC for acts other than BCAHDC's own misconduct or negligence relating to its specific roles in the partnership.

8. SPECIAL REPORTS

None.

9. REPORTS FROM DIRECTORS

None.

10. MATTERS INITIATED BY DIRECTORS

None.

11. EXECUTIVE SESSION

None.

12. DIRECTOR'S CALENDAR

Next Meeting – May 21, 2020.

13. ADJOURNMENT

Director Anderson moved that the meeting be adjourned. Director Moravec seconded. The meeting was adjourned at 4:09 p.m.

Dated: February 20, 2020.

Edward S. Mayer, President

ATTEST:

Marysol Perez, Secretary