

BUTTE COUNTY AFFORDABLE
HOUSING DEVELOPMENT CORPORATION

Board of Directors Meeting

2039 Forest Avenue
Chico, CA 95928

**SPECIAL MEETING
MEETING MINUTES**

January 14, 2021

President Mayer called the meeting of Butte County Affordable Housing Development Corporation (BCAHDC) to order at 2:05 p.m.

(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, This Board of Directors meeting observed "social distancing" protocols, and was conducted via teleconference and web-conference. Meeting notice and public participation was addressed consistent with the State Governor's COVID-19 Executive Order, providing for Brown Act exceptions.)

1. ROLL CALL

Present for the Directors: Charles Alford, Kate Anderson, Theresa Ayers, Laura Moravec, Richard Ober and David Pittman. Directors all attended by means of web-conference.

Others Present: President Edward Mayer, Chief Financial Officer Sue Kemp, Secretary Marysol Perez, Larry Guanzon, and Tamra Young; all attended by means of web-conference.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

None.

4. CORRESPONDENCE

None.

5. REPORTS FROM PRESIDENT

- 5.1 Prospect View Apartments, Oroville – The proposed agenda item was overlooked in error, and should have been addressed during the December board meeting. The presented item relates to the Prospect View Apartments, Oroville, a project where BCAHDC, as Managing General Partner, is working with Pacific West Communities to develop the forty (40) unit project. To be built on three (3) acres on Nelson Avenue in Oroville; immediately to the east of new Clerk and Recorders office, the project will serve formerly homeless, including fifteen (15) units proposed for occupancy by Butte County Behavioral Health No Place Like Home (NPLH) program clients. The NPLH program provides mental health services and housing to homeless persons with Serious Mental Illness (SMI). The non-NPLH units are proposed to have services provided under contract by North Valley Catholic Services. The project has been met with great support from the City of Oroville, no negative comments were received through the City review process. However, there was a recent protest received from Candace Grubbs, the County Clerk and Recorder, next door neighbor to the proposed development. President Mayer met with Candace Grubbs and Supervisor Bill Connelly to address their concerns, reporting that it was a good meeting; with honest and open conversation about the concerns of the project and Oroville, in general. The County Board of Supervisors authorized the NPLH application, unanimously. It up to BCAHDC to provide similar authorization on behalf of its role in the development partnership to advance the project. The project is anticipated to need to borrow approximately \$2.4 million in NPLH funds, for which the application is being made. Director Ober inquired about the duration of the NPLH loan. President Mayer described the components of the NPLH application, one component being a direct subsidy to the construction of property; a commitment to operate the program for fifty-five years, and a fifty-five year commitment from Butte County Behavioral Health to provide the supportive services needed for the NPLH population. A Roll Call vote was taken by Secretary Perez, with six (6) Ayes and one (1) Absent, motion passing. Very exciting project to get going, whether we succeed in obtaining NPLH funds, the next step is a Tax Credit application in March, and then construction would start in the fall.

RESOLUTION NO. 21-1C

Director Moravec moved that Resolution No. 21-1C be adopted by reading of title only: “PROSPECT VIEW APARTMENTS, NELSON AVENUE, OROVILLE AUTHORIZATION TO PARTICIPATE IN THE NO PLACE LIKE HOME PROGRAM”. Director Ober 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

None.

11. EXECUTIVE SESSION

None.

12. DIRECTOR'S CALENDAR

Next Meeting – February 18, 2021.

13. ADJOURNMENT

Director Anderson moved that the meeting be adjourned. Director Ober seconded. The meeting was adjourned at 2:19 p.m.

Dated: January 14, 2021.

Edward S. Mayer, President

ATTEST:

Marysol Perez, Secretary