

BUTTE COUNTY AFFORDABLE
HOUSING DEVELOPMENT CORPORATION

Board of Directors Meeting

2039 Forest Avenue
Chico, CA 95928

**SPECIAL MEETING
MEETING MINUTES**

September 16, 2021

President Mayer called the meeting of Butte County Affordable Housing Development Corporation (BCAHDC) to order at 2:57 p.m.

The meeting was noticed pursuant to State Public Health COVID-19 pandemic health directives as authorized by Governor Gavin Newsom's Executive Orders N-25-20 and N-29-20, providing for Brown Act exceptions, in observing "social distancing" protocols, to be conducted via teleconference, web-conference, and in person. Though the State directives were lifted on June 15, 2021, the meeting was conducted via teleconference, web-conference and in person, as noticed.

1. ROLL CALL

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

Others Present: President Edward Mayer, Chief Financial Officer Hope Stone, Secretary Marysol Perez, Larry Guanzon, Tamra Young, Angie Little and Jerry Martin; all attended in person

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

None.

4. CORRESPONDENCE

None.

5. REPORTS FROM PRESIDENT

- 5.1 Orchard View Apartments, Gridley – The Memorandum of Agreement outlines BCAHDC’s role in the development partnership with Pacific West Communities (PWC). BCAHDC is already in partnership with PWC with multiple deals throughout Butte and Glenn County. This proposed MOA between BCAHDC and PWC is for development of a 48-unit affordable low-income housing project serving families in Gridley. Similar to the other development partnerships with PWC, this development provides BCAHDC with 10% of the Developer Fee and ongoing Managing General Partner fees.

RESOLUTION NO. 21-18C

Director Alford moved that Resolution No. 21-18C be adopted by reading of title only: “MEMORANDUM OF AGREEMENT WITH PACIFIC WEST COMMUNITIES FOR DEVELOPMENT AND OPERATION OF ORCHARD VIEW APARTMENTS PHASE I, GRIDLEY”. Director Pittman seconded. The vote in favor was unanimous.

- 5.2 Oleander Community Apartments, Chico – The Memorandum of Agreement outlines BCAHDC’s role in the development partnership with Pacific West Communities (PWC). The proposed MOA between BCAHDC and PWC would be for development of a 38-unit affordable low-income housing development that would serve formerly homeless and special needs households in Chico. The project will be located off the Esplanade on the former Regal Inn site.

RESOLUTION NO. 21-19C

Director Moravec moved that Resolution No. 21-19C be adopted by reading of title only: “MEMORANDUM OF AGREEMENT WITH PACIFIC WEST COMMUNITIES FOR DEVELOPMENT AND OPERATION OF OLEANDER COMMUNITY APARTMENTS, CHICO”. Director Pittman seconded. The vote in favor was unanimous.

- 5.3 Strategic Asset Plan – California Affordable Housing Agency (CalAHA) has provided a proposal to BCAHDC that addresses the repositioning needs of Walker Commons Apartments and 1200 Park Avenue Apartments, it is recommended that BCAHDC, along with HACB’s other instrumentality, Banyard Management, retain CalAHA to reposition its properties. CalAHA will complete a renovation/refinancing plan for consideration by the respective owning partnerships, which would include HACB as ILP, BCAHDC and Banyard Management as Managing General Partners, and the partnerships’ lenders.

RESOLUTION NO. 21-20C

Director Pittman moved that Resolution No. 21-20C be adopted by reading of title only: “AUTHORIZATION TO ENTER INTO AGREEMENT WITH CALIFORNIA AFFORDABLE HOUSING AGENCY FOR PHYSICAL AND FINANCIAL REPOSITIONING OF 1200 PARK AVENUE APARTMENTS AND WALKER COMMONS APARTMENTS, CHICO”. Director Alford 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 – November 18, 2021.

13. ADJOURNMENT

Director Pittman moved that the meeting be adjourned. Director Ober seconded. The meeting was adjourned at 3:08 p.m.

Dated: September 16, 2021.

Edward S. Mayer, President

ATTEST:

Marysol Perez, Secretary