

BUTTE COUNTY AFFORDABLE  
HOUSING DEVELOPMENT CORPORATION

**Board of Directors Meeting**

2039 Forest Avenue  
Chico, CA 95928

**SPECIAL MEETING  
MEETING MINUTES**

December 16, 2021

President Mayer called the meeting of Butte County Affordable Housing Development Corporation (BCAHDC) to order at 2:43 p.m.

*The meeting was conducted via teleconference, web-conference and in person, as noticed.*

1. ROLL CALL

Present for the Directors: Charles Alford, Kate Anderson, Larry Hamman, Rich Ober, and David Pittman. Director Anderson attended by means of web-conference.

Others Present: President Edward Mayer, Chief Financial Officer Hope Stone, Secretary Marysol Perez, Larry Guanzon, and Angie Little, all in person.

Public Present: Tina Reszler, Community Program Specialist with the State Council on Developmental Disabilities (SCDD) attended by means of web-conference, and Regina Lambert, interested HACB Tenant Commissioner applicant and Oroville resident, attended in person.

2. AGENDA AMENDMENTS

President Mayer requested an Agenda Amendment. The amendment includes adding item 5.2 Deer Creek Apartments, Chico – Resolution 21-27C. The item is time sensitive and pertains to amending the development MOU.

**\*MOTION\***

Motion to allow amendment to agenda and acceptance of modified agenda.

Director Pittman moved to amend agenda as presented. Director Ober seconded. The vote in favor was unanimous.

3. CONSENT CALENDAR

None.

4. CORRESPONDENCE

Directors are all encouraged to attend the Jamboree Housing Groundbreaking event on February 1, 2022, at the site of the Park Avenue Apartments (formerly Jesus Center), a project in which BCAHDC is a member partner.

5. REPORTS FROM PRESIDENT

- 5.1 Deer Creek Apartments, Chico – Resolution includes corporate authorizations to sign all transaction documents associated with the 156-unit Phase I of this 204-unit affordable housing development located in Chico, CA. BCAHDC has entered into a Memorandum of Agreement (MOA) for development of the property with the developer, The Pacific Companies. The closing is scheduled for the end of the month. The resolutions are necessary to authorize BCAHDC participation in the owning partnership, and providing authorizations to sign on behalf of the partnership in securing loans, tax credit proceeds, and effecting the development, all as agreed in the MOA.

**\*RESOLUTION NO. 21-26C\***

Director Ober moved that Resolution No. 21-26C be adopted by reading of title only: “DEER CREEK APARTMENTS FAMILY APARTMENTS I, CHICO CORPORATE AUTHORIZATIONS”. Director Pittman seconded. The vote in favor was unanimous.

- 5.2 Deer Creek Apartments, Chico – An amendment to the Development MOA is needed to align and refine the Option and Right of First Refusal language with the negotiated Limited Partnership Agreement.

**\*RESOLUTION NO. 21-27C\***

Director Hamman moved that Resolution No. 21-27C be adopted by reading of title only: “AMENDMENT TO MEMORANDUM OF AGREEMENT WITH PACIFIC WEST COMMUNITIES FOR DEVELOPMENT AND OPERATION OF DEER CREEK APARTMENTS, CHICO”. Director Pittman seconded. Directors Alford and Ober were in favor, Director Anderson abstained.

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 17, 2022.**

13. ADJOURNMENT

Director Pittman moved that the meeting be adjourned. Director Alford seconded. The meeting was adjourned at 3:04 p.m.

Dated: December 16, 2021.

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Edward S. Mayer, President

ATTEST:

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Marysol Perez, Secretary