

BUTTE COUNTY AFFORDABLE
HOUSING DEVELOPMENT CORPORATION

Board of Directors Meeting

2039 Forest Avenue
Chico, CA 95928

**SPECIAL MEETING
MEETING MINUTES**

March 21, 2024

President Mayer called the meeting of Butte County Affordable Housing Development Corporation (BCAHDC) to order at 2:03 p.m.

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

1. ROLL CALL

Present for the Directors: Charles Alford, Randy Coy, Darlene Fredericks, Rich Ober, David Pittman, and Sarah Richter: all attended in person.

Others Present: President Edward Mayer, Chief Financial Officer Hope Stone, Secretary Marysol Perez, Larry Guanzon, Tamra Young and Taylor Gonzalez, all attended in person.

Others Present: Tom Lewis, California Affordable Housing Agency (CalAHA) General Counsel; Loren Freeman, Public Housing Resident; Pete Carr, City Manager from the City of Orland; and Janelle Kelly, Program Manager II, Glenn County Social Services; all attended in person with the exception of Janelle Kelly who attended by means of web-conference.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

None.

4. CORRESPONDENCE

None.

5. REPORTS FROM PRESIDENT

- 5.1 Sunrise Village Apartments, Gridley – The Resolution amends the original Corporate Authorizations resolution made in February 2022, Resolution No. 22-5C. regards Sunrise Village Apartments, a 37-unit property, serving low-income seniors in Gridley. The project has been completed and leased up and is now converting from construction to permanent financing. The reason for the amendment is to sufficiently authorize the permanent State MHP loan, increasing the authorization from \$2,250,000 to \$4,900,000. All other/previous terms of the authorization remain the same.

RESOLUTION NO. 24-2C

Director Fredericks moved that Resolution No. 24-2C be adopted by reading of title only: “SUNRISE VILLAGE SENIOR APARTMENTS, GRIDLEY CORPORATE AUTHORIZATIONS”. Director Richter seconded. The roll call vote in favor was unanimous.

- 5.2 Northwind Senior Apartments, Paradise – Resolution includes corporate authorizations to sign all transaction documents associated with the 21-unit affordable low-income housing development that will serve seniors in Paradise, known as Northwind Senior Apartments. The resolution is necessary to authorize BCAHDC participation in the owning partnership as Managing General Partner, providing authorizations to sign on behalf of the partnership in securing loans, tax credit proceeds, and effecting the development as agreed in the Development MOA with Pacific West Communities.

RESOLUTION NO. 24-2C

Director Ober moved that Resolution No. 24-3C be adopted by reading of title only: “NORTHWIND SENIOR APARTMENTS, PARADISE CORPORATE AUTHORIZATIONS”. Director Richter seconded. The roll call vote in favor was unanimous.

- 5.3 Chico Bar Triangle Apartments, Chico – Resolution includes corporate authorizations to sign all transaction documents associated with the 70-unit affordable low-income housing development that would serve families in Chico. The resolution is necessary to authorize BCAHDC participation in the owning partnership as Managing General Partner, providing authorizations to sign on behalf of the partnership in securing loans, tax credit proceeds, and effecting the development as agreed in the Development MOU with Central California Housing Corporation (CCHC).

RESOLUTION NO. 24-2C

Director Richter moved that Resolution No. 24-4C be adopted by reading of title only: “CHICO BAR TRIANGLE, CHIO CORPORATE AUTHORIZATIONS”. Director Fredericks seconded. The roll call vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

Orland City Manager Pete Carr, in attendance, inquired about the origins of the tenants leasing at the Woodward Family Apartments in Oroville, expressing concern about service to those from outside the jurisdiction at the expense of local needs. Staff indicated they would research the property lease-up files and provide response to Mr. Carr.

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 – May 16, 2024.

13. ADJOURNMENT

Director Pittman moved that the meeting be adjourned. Director Ober seconded. The meeting was adjourned at 2:25 p.m.

Dated: March 21, 2024.

Edward S. Mayer, President

ATTEST:

Marysol Perez, Secretary