

SUTTER COMMUNITY AFFORDABLE HOUSING

1455 BUTTE HOUSE ROAD
YUBA CITY, CA 95993
(530) 671-0220

January 7, 2020

TO:

Brynda Stranix, President
Gustavo Becerra, Secretary/Treasurer
Diane Hodges, Board Member
Richard Grant, Board Member
Martha Griese, Board Member
Kimberly Butcher, Board Member
Manny Cardoza, Board Member
Suzanne Gallaty, Board Member

Sutter County Board of Supervisors
City Council, Yuba City
City Council, Live Oak
Brant Bordsen, Legal Counsel
Appeal-Democrat

NOTICE OF SPECIAL MEETING
January 14, 2020

You are hereby notified that the Sutter Community Affordable Housing Board Meeting is scheduled for **Tuesday, January 14, 2020, at 12:00 PM at Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.**

for 

Gustavo Becerra
Secretary/Treasurer

SUTTER COMMUNITY AFFORDABLE HOUSING

Special Meeting of Board of Directors
Richland Neighborhood Center
420 Miles Avenue, Yuba City, CA 95991

Tuesday, January 14, 2020
12:00 NOON

AGENDA

1. Call to order
2. Roll Call
3. Pledge of Allegiance
4. Public Participation: Members of the public shall be provided with an opportunity to address the Board of Directors on items of interest that are within the subject matter jurisdiction on the Board.
5. Approval of Minutes – October 22, 2019
6. Resolution 20-38 – Authorization to Form a Limited Liability Company to Oversee and Implement that Certain Agreement of Limited Partnership for New Haven, 448 Garden Highway, Yuba City, CA 95991
7. Director's Comments
8. Adjournment

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Minutes

Regular Board Meeting

October 22, 2019

1. Call to Order: Board Member Richard Grant called the meeting to order at the Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.
2. Roll Call: Board Members present were Gustavo Becerra, Kimberly Butcher, Diane Hodges, Suzanne Gallaty and Richard Grant. President Brynda Stranix, Board Members Martha Griese and Manny Cardoza were absent.
3. Pledge of Allegiance: Board Member Richard Grant led the pledge of allegiance.
4. Public Participation: NONE
5. Approval of Minutes – August 27, 2019: Board Member Suzanne Gallaty made a motion to approve the minutes of the August 27, 2019 meeting as submitted. Board Member Kimberly Butcher made the second. All were in favor by voice vote.
6. Acceptance of Audit for FYE 2019 into Record: Chief Financial Officer Marco Cruz went over the audit provided in the packet. He shared the opinion of the auditor was the statements were presented fairly in all material aspects. Mr. Cruz stated the report reflects the interest for the deferred loans that are on the properties causing some concern with the auditors. Board Member Gustavo Becerra explained the deferred loans will never be paid back due to the affordability condition.

Board Member Kimberly Butcher made a motion to accept the audit for FYE 2019 into record. Board Member Diane Hodges made the second. All were in favor by voice vote.

7. Director's Comments: Board Member Suzanne Gallaty was concerned with the smoking at Town Center. She asked if there was a non-smoking policy for the property. Board Member Gustavo Becerra stated staff is working on getting a Smoke-Free Policy implemented.

Board Member Gustavo Becerra said the financing for Kristen Court Phase II closed and construction had broken ground. He mentioned the roofing project at Town Center was complete and the contractor will be finishing up the cabling in the next week or two. Mr. Becerra also stated tax credits were awarded for the New Haven Court project and construction is anticipated to begin in March 2020.

Board Member Richard Grant explained the parking situation at Town Center has always been an issue. He shared the property adjacent to Town Center was vacant and suggested possibly purchasing the lot to add additional housing and parking. There was discussion on other alternatives regarding parking.

8. Adjournment: The meeting was adjourned at 12:45 PM.

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RESOLUTION 20-38

RESOLUTION OF THE BOARD OF DIRECTORS OF SUTTER COMMUNITY AFFORDABLE HOUSING, A CALIFORNIA NONPROFIT BENEFIT CORPORATION AUTHORIZING THE FORMATION OF A LIMITED LIABILITY COMPANY TO OVERSEE AND IMPLEMENT THAT CERTAIN AGREEMENT OF LIMITED PARTNERSHIP

WHEREAS, there exists an agreement between Sutter Community Affordable Housing (as Managing General Partner) and TPC Holdings VII, LLC, an Idaho Limited Liability Company (as General Partner) and Pacific West Communities, Inc., an Idaho Corporation (as Limited Partner) by which the parties formed Yuba City PSH Pacific Associates, a California Limited Partnership (the Limited Partnership); and

WHEREAS, the Managing General Partner under the Limited Partnership is required to materially participate in the operations and management of the Partnership to include the coordination and future development and construction and rehabilitation of certain real property located in Sutter County, California and described as 448 Garden Highway, Yuba City, CA 95991 (the Property); and

WHEREAS, the Board of Directors of Sutter Community Affordable Housing finds and determines that the formation of a limited liability company would be in the best interests of the Limited Partnership and would assist in carrying out the functions of the Limited Partnership for development of the Property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Sutter Community Affordable Housing that Brynda Stranix, President, is authorized, on behalf of Sutter Community Affordable Housing, as Managing General Partner of the Limited Partnership, to form a Limited Liability Company to be known as NEW HAVEN-SCAH, LLC.

This Resolution is to take effect immediately.

This Resolution was presented at a Special Meeting of the Board of Directors, passed and adopted this 14th day of January 2020 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____
President