

**Stanislaus County
Public Facilities Fees Committee
Meeting Minutes**

Thursday, June 16, 2022
2:30 p.m.

1010 10th Street, Room 2005 (2nd floor conference room)

Voting Members Present:

David Leamon (Chair, Public Works); Patrick Cavanah (CEO); Kristin Doud (Planning/Building); Todd James (County Counsel); Andy Johnson (GSA-Capital Facilities)

Absent:

Chris Barnes (Auditor/Controller); Dan Wirtz (GSA-Capital Facilities)

Also Present:

William Shirley (Recorder); Stephen Madison (Stanislaus County Affordable Housing Corporation); Kara Anguiano (Stanislaus County Behavioral Health & Recovery Services)

Meeting called to order at 2:31 p.m. by Chair, David Leamon.

Public Comment – No public comments.

Roll call: A quorum of membership was established.

Note: Members were informed this meeting is being recorded.

A. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on **April 21, 2022**

Minutes may be voted on by those Members in attendance at the date of the Meeting. Voting Members Present: David Leamon (Chair, Public Works); Tera Chumley (CEO); Dan Wirtz (GSA-Capital Facilities Alternate); Chris Barnes (Auditor Controller)

A Motion was made to approve the PFF Committee Meeting Minutes of **April 21, 2022**.

Motion: Johnson | Second: Doud | Unanimous (5 | 0) | Abstain: None

2. Consider the Request for Fee Waiver/Deferral for Affordable Housing from Stanislaus County Affordable Housing Corporation, for the 835 California Avenue Project in Modesto.

Stephen Madison spoke about the proposed project at 835 California Avenue in Modesto, which is a partnership with Stanislaus County Behavioral Health & Recovery Services. The bulk of the funding for this project will be awarded to Stanislaus County, and then passed through to Stanislaus County Affordable Housing Corporation, as the developing partner.

The housing will be for individuals with serious mental illness, substance use disorder, or both. All residents of this seven unit complex will have to meet a couple of tests. They will have to meet the diagnoses, be homeless or at risk of homelessness, and their income will have to be 30% of the Area Median Income (AMI) or below. Housing is for very low income families.

All of the funding is government funding, meeting the PFF Administrative Guidelines, and the housing will be provided below market rate.

Chair Leamon asked if this property was already owned by the organization. Mr. Madison explained that the organization purchased the property, which is adjacent to a multi-family facility, at which BHRS has an office and staff onsite. The property was purchased in a probate sale, using CDBG Cares Act funding. The property is zoned R-3, so they don't have to go through Planning Commission review.

The units will be made available to very low income (30% AMI) families for a period of 55 years. If they were to sell the property, in the future, the covenant would remain in effect for a period of 55 years.

Member Doud noted that the committee can defer PFF fees for low to moderate income units and can waive fees for very low and extremely low-income units.

A motion was made to waive the Public Facilities Fees for the 835 California Avenue Project in Modesto.

Motion: Johnson | Second: James | Unanimous (5 | 0) | Abstain: None

B. Discussion Items

1. Auditor's Report

- Auditor/Controller staff were not present at this meeting

C. Next Regular Meeting:

- Thursday, October 20th, 2022 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2nd floor) or TBD.

Meeting adjourned at 2:15 p.m.

Submitted from recording by: William Shirley, Confidential Assistant IV