

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

May 16, 2024
2:00 p.m.

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

Voting Members Present:

Chris Barnes (Auditor/Controller); Andy Johnson (GSA-Capital Facilities); Tracie Madison (Public Works - Alternate); Kamryn Bylsma (Auditor/Controller – Alternate); Erica Inacio (Chief Executive Office); Lori Sicard (County Counsel); Kristi Doud (**Planning/Building**)

Absent:

Denny Ferreira (**Planning/Building**); Angela Freitas (**Planning/Building** – Alternate); Al Valencia (GSA-Capital Facilities – Alternate); Patrick Cavanah (Chief Executive Office – Alternate); David Leamon (Public Works)

Also Present:

Kevin Smith (Stanislaus Equity Partners); Will Shirley (Recorder)

A. Meeting called to order at 2:00 p.m. by Chair, Chris Barnes

B. Public Comment – No public comments.

C. Roll call: A quorum of membership was established.

D. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on **April 18, 2024**

Minutes may be voted on by those Members in attendance.

A Motion was made to approve the PFF Committee Meeting Minutes of **April 18, 2024**, with an amendment to reflect that Member Inacio was in attendance at the April 18, 2024 PFF Committee meeting.

Motion: Sicard | Second: Madison | Unanimous (5 | 0) | Abstain: Doud
(let the record reflect that Member Doud joined the meeting after the Minutes were approved)

2. Presentation, discussion, and possible action regarding a PFF waiver request of \$43,421 from Modesto Free Will Baptist Church for the affordable housing project at 225 East Orangeburg Avenue, Modesto.

In attendance, representing the request, was Kevin Smith, Stanislaus Equity Partners (STEP) Housing Director. Modesto Free Will Baptist Church is the owner of the project, and

**Stanislaus County Public Facilities Fees Committee
Meeting Minutes – March 21, 2024**

STEP helped to bring the project together. Modesto Family Promise will host two units, and Center for Human Services will host seven units, for a total of nine units, ranging from two to four bedrooms each.

Funding of \$1.5 million was received from CalAIM & HealthNet. The homes are built on the church grounds and are to be utilized to house families that are homeless or at risk of homelessness. One hundred percent of the units will be for families whose median income is below 50% of the AMI. There is a 10-year covenant to keep the housing affordable.

Two public hearings were held in the City of Modesto, and concerns were raised from the neighboring church about the proximity of the housing to its children’s playground. A block wall was built between Modesto Free Will Baptist Church and the neighboring church which served to ease those concerns.

Member Doud moved to approve a deferral of the PFF fee citing page 9 of the PFF Committee Administrative Guidelines Section E.1.b. which states that “housing developed for occupancy by very low-income households shall be afforded the opportunity to waive the entire fee,” and “a contract shall be executed and recorded that indicates the waiver status along with instructions regarding future payment should the very low-income status not be maintained.”

Motion: Doud | Second: Johnson | Unanimous (5 | 0) | Abstain: Madison

E. Discussion Items

1. Auditor’s Report

Unobligated Cash Balance - \$12,923,436.41

F. Next Regular Meeting:

- Thursday, June 20, 2024 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2nd floor) or TBD.

Meeting adjourned at 2:19 p.m.

Submitted by: Will Shirley, Confidential Assistant IV