

BUTTE COUNTY AFFORDABLE  
HOUSING DEVELOPMENT CORPORATION

**Board of Directors Meeting**

2039 Forest Avenue  
Chico, CA 95928

**SPECIAL MEETING  
MEETING MINUTES**

April 17, 2025

President Guanzon called the meeting of Butte County Affordable Housing Development Corporation (BCAHDC) to order at 3:33 p.m.

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

1. ROLL CALL

Present for the Directors: Randy Coy, Bob Crowe, Rich Ober, and David Pittman; all attended in person.

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

2. AGENDA AMENDMENTS

President Guanzon is requesting an Agenda Amendment to agenda; the amendment includes adding item 5.2 Infill Incentive Grant Program of 2019 Lincoln Street Senior Apartments – Resolution 25-4C. BCAHDC learned of resolution requirement after the Board packet had been prepared and gone out to the Board of Directors and the authorization is required due to permanent loan closing happening before the next Board of Directors meeting.

**\*MOTION\***

Motion to allow amendment to agenda and acceptance of modified agenda. Director Pittman moved to amend agenda as presented. Director Crowe seconded. The vote in favor was unanimous.

**\*MOTION\***

Motion to adopt amended agenda provided earlier today, adding Resolution No. 25-4C.

3. CONSENT CALENDAR

None.

4. CORRESPONDENCE

None.

5. REPORTS FROM PRESIDENT

- 5.1 Lincoln Street Senior Apartments, Oroville – Resolution includes corporate authorizations to sign all transaction documents associated with the 61-unit affordable low-income housing development that would serve seniors in Oroville, known as Lincoln Street 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 The Richman Group of California (TRG).

**\*RESOLUTION NO. 25-3C\***

Director Pittman moved that Resolution No. 25-3C be adopted by reading of title only: “LINCOLN STREET SENIOR APARTMENTS, OROVILLE CORPORATE AUTHORIZATIONS”. Director Ober seconded. The vote in favor was unanimous.

- 5.2 Lincoln Street Senior Apartments, Oroville – Butte County Affordable Housing Development Corporation (BCAHDC) as Managing General Partner (MGP) of Richman Oroville Senior Apartments, LP is authorized to enter into, execute and deliver, any and all other documents required or deemed necessary or appropriate on the Infill Incentive Grant Program of 2019. Authorization on behalf of the MGP (BCAHDC) is recommended in anticipation of IIG Award \$2,762,600.

**\*RESOLUTION NO. 25-4C\***

Director Ober moved that Resolution No. 25-4C be adopted by reading of title only: “INFILL INCENTIVE GRANT PROGRAM OF 2019 LINCOLN STREET SENIOR APARTMENTS”. Director Crowe seconded. The roll call vote in favor was unanimous.

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 – May 15, 2025.**

13. ADJOURNMENT

The meeting was adjourned at 3:40 p.m.

Dated: April 17, 2025.

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Lawrence C. Guanzon, President

ATTEST:

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Marysol Perez, Secretary