

**BUTTE COUNTY AFFORDABLE HOUSING  
DEVELOPMENT CORPORATION**

**Board of Directors Meeting**

2039 Forest Avenue  
Chico, CA 95928

**MEETING MINUTES**

August 21, 2025

President Guanzon called the meeting of Butte County Affordable Housing Development Corporation (BCAHDC) to order at 2:07 p.m.

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

1. ROLL CALL

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

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

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Director Crowe moved to accept the Consent Calendar as presented. Director Ober seconded the motion. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

## 5. REPORTS FROM PRESIDENT

- 5.1 Deer Creek Apartments, Chico (Chico Pacific Associates II, LP) – The Deer Creek Apartments, Chico (Chico Pacific Associates II, LP) audited financial statements, for the year ended December 31, 2024, were presented for acceptance. Despite the comprehensiveness of the data shared with the auditor, there were no questioned costs, expenses, concerns or findings.

### **\*MOTION\***

Director Richter moved that the Chico Pacific Associates II, LP audit be accepted as presented. Director Crowe seconded. The vote in favor was unanimous.

- 5.2 Deer Creek Apartments, Chico (Chico Pacific Associates II, LP) – The Deer Creek Apartments Chico (Chico Pacific Associates III, LP) audited financial statements, for the year ended December 31, 2024, were presented for acceptance. Despite the comprehensiveness of the data shared with the auditor, there were no questioned costs, expenses, concerns or findings.

### **\*MOTION\***

Director Richter moved that the Chico Pacific Associates III, LP audit be accepted as presented. Director Crowe seconded. The vote in favor was unanimous.

- 5.3 Eaglepointe Apartments, Paradise (Pacific Associates, LP) – The Eaglepointe Apartments (Pacific Associates LP), audited financial statements, for the year ended December 31, 2024, were presented for acceptance. Despite the comprehensiveness of the data shared with the auditor, there were no questioned costs, expenses, concerns or findings.

### **\*MOTION\***

Director Richter moved that the Eaglepointe Apartments, Paradise (Pacific Associates, LP) audit be accepted as presented. Director Crowe seconded. The vote in favor was unanimous.

- 5.4 Orchard View Apartments, Gridley (Gridley Orchard Associates, LP) – The Orchard View Apartments, Gridley (Gridley Orchard Associates, LP) audited financial statements, for the year ended December 31, 2024, were presented for acceptance. Despite the comprehensiveness of the data shared with the auditor, there were no questioned costs, expenses, concerns or findings.

### **\*MOTION\***

Director Richter moved that the Orchard View Apartments, Gridley (Gridley Orchard Associates, LP) audit be accepted as presented. Director Crowe seconded. The vote in favor was unanimous.

- 5.5 Mitchell Avenue Apartments, Oroville (Oroville Senior Associates, LP) – The Mitchell Avenue Apartments, Oroville (Oroville Senior Associates, LP) audited financial statements, for the year ended December 31, 2024, were presented for

acceptance. Despite the comprehensiveness of the data shared with the auditor, there were no questioned costs, expenses, concerns or findings.

**\*MOTION\***

Director Richter moved that the Mitchell Avenue Apartments, Oroville (Oroville Senior Associates, LP) audit be accepted as presented. Director Crowe seconded. The vote in favor was unanimous

- 5.6 Riverbend Apartments II, Oroville (Oroville Family Associates II, LP) – The Riverbend Apartments II, Oroville (Oroville Family Associates II, LP) audited financial statements, for the year ended December 31, 2024, were presented for acceptance. Despite the comprehensiveness of the data shared with the auditor, there were no questioned costs, expenses, concerns or findings.

**\*MOTION\***

Director Richter moved that the Riverbend Apartments II, Oroville (Oroville Family Associates II, LP) audit be accepted as presented. Director Crowe seconded. The vote in favor was unanimous.

- 5.7 The Foundation Apartments, Chico (Park Avenue Housing Partners, LP) –The Foundation Apartments (Park Avenue Housing Partners, LP) audited financial statements, for the year ended December 31, 2024, were presented for acceptance. Despite the comprehensiveness of the data shared with the auditor, there were no questioned costs, expenses, concerns or findings.

**\*MOTION\***

Director Richter moved that The Foundation Apartments, Chico (Park Avenue Housing Partners, LP) audit be accepted as presented. Director Crowe seconded. The vote in favor was unanimous.

- 5.8 Lincoln Street Family Apartments, Oroville (Richman Oroville Apartments, LP) – The Lincoln Street Family Apartments (Richman Oroville Apartments, LP) audited financial statements, for the year ended December 31, 2024, were presented for acceptance. Despite the comprehensiveness of the data shared with the auditor, there were no questioned costs, expenses, concerns or findings.

**\*MOTION\***

Director Richter moved that the Lincoln Street Family Apartments, Oroville (Richman Oroville Apartments, LP) audit be accepted as presented. Director Crowe seconded. The vote in favor was unanimous.

- 5.9 Butte County Affordable Housing Development Corporation (BCAHDC) – The FYE 2025 BCAHDC budget was presented for approval. The budget is similar to the Banyard Management budget, presented at the previous meeting. This year \$240,000 is budgeted for Extraordinary Services, to compensate the HACB for asset repositioning work relating to Walker Commons LP and 1200 Park Avenue LP, as well as development and new partnership negotiations. The excess cash

balance is estimated to be \$2.3 million, with BCAHDC receiving distributions from nineteen (19) tax credit partnerships, with is more than enough to address anticipated expenses.

**\*RESOLUTION NO. 25-6C\***

Director Crowe moved that Resolution No. 25-6C be adopted by reading of title only: “APPROVAL OF BUTTE COUNTY AFFORDABLE HOUSING DEVELOPMENT CORPORATION FISCAL YEAR ENDING 2026 GENERAL FUND OPERATING BUDGET”. Director Ober seconded. The 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 BOARD MEMBERS

None.

10. MATTERS INITIATED BY BOARD MEMBERS

None.

11. EXECUTIVE SESSION

None.

12. DIRECTOR’S CALENDAR

- **Next Meeting – November 20, 2025.**

13. ADJOURNMENT

The meeting was adjourned at 2:14 p.m.

Dated: August 21, 2025.

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Lawrence C. Guanzon, President

ATTEST:

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Marysol Perez, Secretary