

BUTTE COUNTY AFFORDABLE
HOUSING DEVELOPMENT CORPORATION

Board of Directors Meeting

2039 Forest Avenue
Chico, CA 95928

**SPECIAL MEETING
MEETING MINUTES**

October 16, 2025

President Guanzon called the meeting of Butte County Affordable Housing Development Corporation (BCAHDC) to order at 3:10 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, Sarah Richter and David Pittman; all attended in person.

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

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

None.

4. CORRESPONDENCE

None.

5. REPORTS FROM PRESIDENT

- 5.1 Harvest Park Budget – The proposed operating budget for Chico Harvest Park LP was presented for approval. The budget was prepared by WINN Residential, third party property manager with Administrative General Partner, Central California Housing Corporation (CCHC), and HACB staff input on behalf of BCAHDC,

acting as Managing General Partner. The budget is balanced and routine, vacancy loss is projected at 2.50%, which is 0.5% lower than last year. Additionally, the budget shows an estimated positive cash flow of \$159,257 for the year. The budget also included Capital Expenditures such as tree trimming, flooring replacement and appliance replacement. The budget is presented for approval in October because the budget needs to be delivered to the owning Partnership's Investor Limited Partners by November 1st in order to be effective January 1, 2026.

RESOLUTION NO. 25-7C

Director Pittman moved that Resolution No. 25-7C be adopted by reading of title only: "APPROVAL OF THE OPERATING BUDGET FOR F/Y 2026 FOR HARVEST PARK APARTMENTS, CHICO, CA". Director Crowe seconded. The vote in favor was unanimous.

- 5.2 Orchard View Apartments II, Gridley – Resolution includes corporate authorizations to sign all transaction documents associated with the 36-unit affordable low-income housing development that would serve families in Gridley, known as Orchard View 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 Pacific West Communities (PWC).

RESOLUTION NO. 25-8C

Director Richter moved that Resolution No. 25-8C be adopted by reading of title only: "ORCHARD VIEW APARTMENTS II, GRIDLEY CORPORATE AUTHORIZATIONS". Director Pittman 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 DIRECTORS

None.

10. MATTERS INITIATED BY DIRECTORS

None.

11. EXECUTIVE SESSION

None.

12. DIRECTOR'S CALENDAR

Next Meeting – November 20, 2025.

13. ADJOURNMENT

The meeting was adjourned at 3:17 p.m.

Dated: October 16, 2025.

Lawrence C. Guanzon, President

ATTEST:

Marysol Perez, Secretary