

BUTTE COUNTY AFFORDABLE
HOUSING DEVELOPMENT CORPORATION

Board of Directors Meeting

2039 Forest Avenue
Chico, CA 95928

SPECIAL MEETING
MEETING MINUTES

December 18, 2025

President Guanzon called the meeting of Butte County Affordable Housing Development Corporation (BCAHDC) to order at 2:27 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, David Pittman and Sarah Richter all attended in person.

Others Present: President Larry Guanzon, Secretary Marysol Perez, Tamra Young, Angie Little, Juan Meza, Taylor Gonzalez and Marco Cruz all attended via web-conference.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

None.

4. CORRESPONDENCE

None.

5. REPORTS FROM PRESIDENT

5.1 Woodward Family Apartments, Orland – The proposed 2026 Operating Budget for Woodward Family Apartments (Orland, CA) was presented. The budget was developed through a collaboration between Buckingham Property Management (third-party manager), TPC Holdings IX, LLC (Administrative General Partner),

and HACB on behalf of BCAHDC (Managing General Partner). The budget has been formally submitted to the California Department of Housing and Community Development (HCD). Final implementation is currently pending HCD approval.

RESOLUTION NO. 25-16C

Director Pittman moved that Resolution No. 25-16C be adopted by reading of title only: “APPROVAL OF THE OPERATING BUDGET FOR FISCAL YEAR 2026 FOR WOODWARD APARTMENTS, ORLAND”. Director Crowe seconded. The vote in favor was unanimous.

5.2 Liberty Bell Senior Apartments, Orland – The proposed 2026 Operating Budget for Liberty Bell Senior Apartments (Orland, CA) was presented. The budget was prepared by Buckingham Property Management in coordination with TPC Holdings IX, LLC (Administrative General Partner) and HACB, acting on behalf of BCAHDC in its role as Managing General Partner. The budget has been submitted to the California Department of Housing and Community Development (HCD). Official adoption of the budget is currently pending HCD approval.

RESOLUTION NO. 25-17C

Director Richter moved that Resolution No. 25-17C be adopted by reading of title only: “APPROVAL OF THE OPERATING BUDGET FOR FISCAL YEAR 2026 FOR LIBERTY BELL APARTMENTS, ORLAND”. 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 – February 19, 2026

13. ADJOURNMENT

The meeting was adjourned at 2:43 p.m.

Dated: December 18, 2025.

Lawrence C. Guanzon, President

ATTEST:

Marysol Perez, Secretary