

BUILDING BETTER PARTNERSHIPS, INC.

1455 Butte House Road
Yuba City, CA 95993
(530) 671-0220


October 13, 2021

TO: Gustavo Becerra
Tom Goodwin
Marco Cruz
Rebecca Flores
Doug Lofton

Nevada County Board of Supervisors
Sutter County Board of Supervisors
Colusa County Board of Supervisors
Yuba County Board of Supervisors
City Council, Colusa
City Council, Yuba City
City Council, Live Oak
Brant Bordsen, Legal Counsel
Appeal Democrat
The Union

NOTICE OF REGULAR MEETING October 19, 2021

You are hereby notified that the Building Better Partnerships, Inc. Regular Board Meeting is scheduled for **Tuesday, October 19, 2021, at 3:00 PM at Regional Housing Authority, 1455 Butte House Road, Yuba City, CA 95993.**



Gustavo Becerra
President

BUILDING BETTER PARTNERSHIPS, INC.

Regular Meeting of Board of Directors

Tuesday, October 19, 2021

3:00 PM

AGENDA

1. Call to order
2. Roll Call
 - Gustavo Becerra
 - Marco Cruz
 - Rebecca Flores
 - Tom Goodwin
 - Doug Lofton
3. Public Participation: Members of the public shall be provided with an opportunity to address the Board of Directors on items of interest that are within the subject matter jurisdiction on the Board.
4. Approval of Minutes – September 10, 2021
5. Resolution 21-37 – Authorization to Participate in the Multifamily Housing Program Resolution for River Oaks Apartments, BBP
6. Resolution 21-38 – Authorization to Participate in the Multifamily Housing Program Resolution for River Oaks-BBP, LLC
7. Resolution 21-39 – Authorization to Participate in the Multifamily Housing Program Resolution for Bear Ridge Apartments, BBP
8. Resolution 21-40 – Authorization to Participate in the Multifamily Housing Program Resolution for Bear Ridge-BBP, LLC
9. Director’s Comments/Updates
10. Adjournment

BUILDING BETTER PARTNERSHIPS, INC.

Minutes

Special Board Meeting

September 10, 2021

1. Call to Order: President Gustavo Becerra called the meeting to order via Zoom.
2. Roll Call: Board Members present were President Gustavo Becerra, Board Members Rebecca Flores, and Marco Cruz. Board Members Doug Lofton and Tom Goodwin were absent.
3. Public Participation: None
4. Approval of Minutes – May 3, 2021: Board Member Cruz made the motion to approve the minutes of May 3, 2021 as submitted. Board Member Flores made the second. The following roll call vote was taken:

Vote: Ayes: President Gustavo Becerra, Board Members Rebecca Flores, and
Marco Cruz

Nays: None

Abstain: None

Absent: Board Members Doug Lofton and Tom Goodwin

5. Resolution 21-36 – Authorization to Submit an Application to the California State Department of Housing and Community Development for Funding Under the Permanent Local Housing Allocation Program, Non-Entitlement Local Government Competitive Component for the Pacific Crest Commons project in Truckee, CA: Board Member Flores explained this resolution is for authorization to apply for Permanent Local Housing Allocation funding, up to \$5 million, for the Pacific Crest Commons project. She mentioned the applications are due next week.

President Becerra made the motion to approve Resolution 21-36 –Authorization to Submit an Application to the California State Department of Housing and Community Development for Funding Under the Permanent Local Housing Allocation Program, Non-Entitlement Local Government Competitive Component for the Pacific Crest Commons project in Truckee, CA. Board Member Cruz made the second. The following roll call vote was taken:

Vote: Ayes: President Gustavo Becerra, Board Members Rebecca Flores, and
Marco Cruz

Nays: None

Abstain: None

Absent: Board Members Doug Lofton and Tom Goodwin

6. Approval of Omnibus Agreement: Board Member Cruz stated there have been multiple tax credit developments where Regional Housing Authority (RHA) has provided staff expertise and predevelopment funds. He mentioned this agreement will define how the monies flow from the development back to RHA.

Board Member Flores made the motion to approve the Omnibus Assignment and Assumption Agreement with Regional Housing Authority. President Becerra made the second. The following roll call vote was taken:

Vote: Ayes: President Gustavo Becerra, Board Members Rebecca Flores, and
Marco Cruz

Nays: None

Abstain: None

Absent: Board Members Doug Lofton and Tom Goodwin

7. Director's Comments/Updates: Board Member Cruz asked if he should bring the RHA audit to the Board for approval since it includes Building Better Partnerships, INC. President Becerra said yes, it would just make things clear for auditing purposes.
8. Adjournment: The meeting was adjourned at 11:10 AM.

BUILDING BETTER PARTNERSHIPS, INC.

1455 Butte House Road
Yuba City, CA 95993
(530) 671-0220

RESOLUTION 21-37

RESOLUTION OF THE BOARD OF DIRECTORS OF BUILDING BETTER PARTNERSHIPS, INC.

A necessary quorum and majority of the directors of Building Better Partnerships, Inc., a California non-profit public benefit corporation (the "Corporation"), hereby consent to, adopt and ratify the following resolutions:

Multifamily Housing Program

WHEREAS, the State of California Department of Housing and Community Development (the "Department") has issued a Notice of Funding Availability under its Multifamily Housing Program (the "MHP") dated July 15, 2020, as may be amended from time to time; and

WHEREAS, the Corporation is authorized to do business in the State of California, and it is in the best interests of the Corporation for the Corporation to act as the Manager of River Oaks-BBP, LLC, the Managing General Partner of Plumas Lake Pacific Associates, a California limited partnership (the "Borrower"); and

WHEREAS, the Borrower has either received, or been assigned, a conditional commitment of funds under the above-described Notice of Funding Availability.

NOW, THEREFORE, IT IS RESOLVED: That the Corporation is hereby authorized to act as the Manager of River Oaks-BBP, LLC, the Managing General Partner of the Borrower in connection with the Department's loan of funds to the Borrower pursuant to the above-described Notice of Funding Availability in an amount not to exceed \$ 8,318,933 (the "MHP Loan")

RESOLVED FURTHER: That in connection with the Borrower's MHP Loan, the Corporation is authorized and directed to enter into, execute, and deliver, as the Manager of River Oaks-BBP, LLC, the Managing General Partner of the Borrower, a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the MHP Loan, the Borrower's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as

security for, evidence of or pertaining to the MHP Loan, and all amendments thereto (collectively, the "MHP Loan Documents").

RESOLVED FURTHER: That Gustavo Becerra, President, is hereby authorized to execute the MHP Loan Documents, and any amendment or modifications thereto, on behalf of the Corporation as the Manager of River Oaks-BBP, LLC, the Managing General Partner of the Borrower.

RESOLVED FURTHER: That this resolution shall take effect immediately upon its passage.

Passed and adopted, at a regular meeting of Building Better Partnerships, Inc. this 19th day of October, 2021 by the following vote:

AYES
 ABSTAIN
 NAYS
 ABSENT

CERTIFICATE OF THE SECRETARY

The undersigned, Secretary of Building Better Partnerships, Inc. does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the Corporation which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Rebecca Flores, Secretary

RESOLUTION 21-38

**RESOLUTION OF
RIVER OAKS-BBP, LLC**

River Oaks-BBP, LLC, a California Limited Liability Company (the "Limited Liability Company"), hereby consents to, adopts and ratifies the following resolutions:

Multifamily Housing Program

WHEREAS, the State of California Department of Housing and Community Development (the "Department") has issued a Notice of Funding Availability under its Multifamily Housing Program (the "MHP") dated July 15, 2020, as may be amended from time to time; and

WHEREAS, the Limited Liability Company is authorized to do business in the State of California, and it is in the best interests of the Limited Liability Company for the Limited Liability Company to act as the Managing General Partner of Plumas Lake Pacific Associates, a California limited partnership (the "Borrower"); and

WHEREAS, the Borrower has either received, or been assigned, a conditional commitment of funds under the above-described Notice of Funding Availability.

NOW, THEREFORE, IT IS RESOLVED: That the Limited Liability Company is hereby authorized to act as the Managing General Partner of the Borrower in connection with the Department's loan of funds to the Borrower pursuant to the above-described Notice of Funding Availability in an amount not to exceed \$ 8,318,933 (the "MHP Loan")

RESOLVED FURTHER: That in connection with the Borrower's MHP Loan, the Limited Liability Company is authorized and directed to enter into, execute, and deliver, as the Managing General Partner of the Borrower, a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the MHP Loan, the Borrower's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the MHP Loan, and all amendments thereto (collectively, the "MHP Loan Documents").

RESOLVED FURTHER: That Gustavo Becerra, President, is hereby authorized to execute the MHP Loan Documents, and any amendment or modifications thereto, on behalf of the Limited Liability Company as the Managing General Partner of the Borrower.

RESOLVED FURTHER: That this resolution shall take effect immediately upon its passage.

Passed and adopted, at a regular meeting of the Limited Liability Company this 19th day of October, 2021 by the following vote:

AYES
 ABSTAIN
 NAYS
 ABSENT

CERTIFICATE OF THE SECRETARY

The undersigned, Secretary of River Oaks-BBP, LLC does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the Limited Liability Company which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Rebecca Flores, Secretary

BUILDING BETTER PARTNERSHIPS, INC.

1455 Butte House Road
Yuba City, CA 95993
(530) 671-0220

RESOLUTION 21-39

RESOLUTION OF THE BOARD OF DIRECTORS OF BUILDING BETTER PARTNERSHIPS, INC.

A necessary quorum and majority of the directors of Building Better Partnerships, Inc., a California non-profit public benefit corporation (the "Corporation"), hereby consent to, adopt and ratify the following resolutions:

Multifamily Housing Program

WHEREAS, the State of California Department of Housing and Community Development (the "Department") has issued a Notice of Funding Availability under its Multifamily Housing Program (the "MHP") dated July 15, 2020, as may be amended from time to time; and

WHEREAS, the Corporation is authorized to do business in the State of California, and it is in the best interests of the Corporation for the Corporation to act as the Manager of Bear Ridge-BBP, LLC, the Managing General Partner of Wheatland Pacific Associates, a California limited partnership (the "Borrower"); and

WHEREAS, the Borrower has either received, or been assigned, a conditional commitment of funds under the above-described Notice of Funding Availability.

NOW, THEREFORE, IT IS RESOLVED: That the Corporation is hereby authorized to act as the Manager of Bear Ridge-BBP, LLC, the Managing General Partner of the Borrower in connection with the Department's loan of funds to the Borrower pursuant to the above-described Notice of Funding Availability in an amount not to exceed \$ 8,565,326 (the "MHP Loan")

RESOLVED FURTHER: That in connection with the Borrower's MHP Loan, the Corporation is authorized and directed to enter into, execute, and deliver, as the Manager of Bear Ridge-BBP, LLC, the Managing General Partner of the Borrower, a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the MHP Loan, the Borrower's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as

security for, evidence of or pertaining to the MHP Loan, and all amendments thereto (collectively, the "MHP Loan Documents").

RESOLVED FURTHER: That Gustavo Becerra, President, is hereby authorized to execute the MHP Loan Documents, and any amendment or modifications thereto, on behalf of the Corporation as the Manager of Bear Ridge-BBP, LLC, the Managing General Partner of the Borrower.

RESOLVED FURTHER: That this resolution shall take effect immediately upon its passage.

Passed and adopted, at a regular meeting of Building Better Partnerships, Inc. this 19th day of October, 2021 by the following vote:

AYES
 ABSTAIN
 NAYS
 ABSENT

CERTIFICATE OF THE SECRETARY

The undersigned, Secretary of Building Better Partnerships, Inc. does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the Corporation which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Rebecca Flores, Secretary

RESOLUTION 21-40

**RESOLUTION OF
BEAR RIDGE-BBP, LLC**

Bear Ridge-BBP, LLC, a California Limited Liability Company (the "Limited Liability Company"), hereby consents to, adopts and ratifies the following resolutions:

Multifamily Housing Program

WHEREAS, the State of California Department of Housing and Community Development (the "Department") has issued a Notice of Funding Availability under its Multifamily Housing Program (the "MHP") dated July 15, 2020, as may be amended from time to time; and

WHEREAS, the Limited Liability Company is authorized to do business in the State of California, and it is in the best interests of the Limited Liability Company for the Limited Liability Company to act as the Managing General Partner of Wheatland Pacific Associates, a California limited partnership (the "Borrower"); and

WHEREAS, the Borrower has either received, or been assigned, a conditional commitment of funds under the above-described Notice of Funding Availability.

NOW, THEREFORE, IT IS RESOLVED: That the Limited Liability Company is hereby authorized to act as the Managing General Partner of the Borrower in connection with the Department's loan of funds to the Borrower pursuant to the above-described Notice of Funding Availability in an amount not to exceed \$ 8,565,326 (the "MHP Loan")

RESOLVED FURTHER: That in connection with the Borrower's MHP Loan, the Limited Liability Company is authorized and directed to enter into, execute, and deliver, as the Managing General Partner of the Borrower, a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the MHP Loan, the Borrower's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the MHP Loan, and all amendments thereto (collectively, the "MHP Loan Documents").

RESOLVED FURTHER: That Gustavo Becerra, President, is hereby authorized to execute the MHP Loan Documents, and any amendment or modifications thereto, on behalf of the Limited Liability Company as the Managing General Partner of the Borrower.

RESOLVED FURTHER: That this resolution shall take effect immediately upon its passage.

Passed and adopted, at a regular meeting of the Limited Liability Company this 19th day of October, 2021 by the following vote:

AYES
 ABSTAIN
 NAYS
 ABSENT

CERTIFICATE OF THE SECRETARY

The undersigned, Secretary of Bear Ridge-BBP, LLC does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the Limited Liability Company which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Rebecca Flores, Secretary