

## BUILDING BETTER PARTNERSHIPS, INC.

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

March 29, 2022

TO: Gustavo Becerra  
Tom Goodwin  
Marco Cruz  
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 SPECIAL MEETING APRIL 4, 2022

You are hereby notified that the Building Better Partnerships, Inc. Special Board Meeting is scheduled for **Monday, April 4, 2022, at 8:30 AM at Regional Housing Authority, 1455 Butte House Road, Yuba City, CA 95993.**



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Gustavo Becerra  
President

# **BUILDING BETTER PARTNERSHIPS, INC.**

## Special Meeting of Board of Directors

Monday, April 4, 2022

4:00 PM

### AGENDA

1. Call to order
2. Roll Call
  - Gustavo Becerra
  - Marco Cruz
  - 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 – January 10, 2022
5. Approval of Nomination to Vacant Board Member Seat
6. Approval of Appointment of Secretary
7. Resolution 22-44 – Authorization to Participate in the Multifamily Housing Program Resolution for Bear Ridge Apartments, BBP
8. Director's Comments/Updates
9. Adjournment

BUILDING BETTER PARTNERSHIPS, INC.

Minutes

Special Board Meeting

January 10, 2022

1. Call to Order: President Gustavo Becerra called the meeting to order at 1455 Butte House Road, Yuba City, CA 95993 at 4:04 PM.
2. Roll Call: Board Members present were President Gustavo Becerra, Board Members Tom Goodwin, and Marco Cruz. Board Members Rebecca Flores and Doug Lofton were absent.
3. Public Participation: None
4. Approval of Minutes – October 13, 2021: Board Member Cruz made the motion to approve the minutes of October 13, 2021, as submitted. Board Member Goodwin made the second. All were in favor by voice vote.
5. Resolution 22-41 – Authorization to Submit an Application for No Place Like Home Competitive Allocation for Pacific Crest Commons, Truckee, CA: President Becerra explained this resolution will give authorization to apply for up to \$20 million for a new construction project of 55 units.

Board Member Goodwin made the motion to approve Resolution 22-41 –Authorization to Submit an Application for No Place Like Home Competitive Allocation for Pacific Crest Commons, Truckee, CA. Board Member Cruz made the second. The following roll call vote was taken:

Vote: Ayes: President Gustavo Becerra, Board Members Tom Goodwin and  
Marco Cruz  
Nays: None  
Abstain: None  
Absent: Board Members Rebecca Flores and Doug Lofton

6. Resolution 22-42 – Authorization to Submit an Application for No Place Like Home Competitive Allocation for Rancho Colus, Colusa, CA: President Becerra explained this resolution will give authorization to apply for up to \$20 million for a new construction project of 62 units.

Board Member Cruz made the motion to approve Resolution 22-42 –Authorization to Submit an Application for No Place Like Home Competitive Allocation for Rancho Colus, Colusa, CA. Board Member Goodwin made the second. The following roll call vote was taken:

Vote: Ayes: President Gustavo Becerra, Board Members Tom Goodwin and Marco Cruz

Nays: None

Abstain: None

Absent: Board Members Rebecca Flores and Doug Lofton

7. Resolution 22-43 – Authorization to Submit an Application for No Place Like Home Non-Competitive Allocation for Rancho Colus, Colusa, CA: President Becerra explained this resolution will give authorization to apply for up to \$500,000 for the No Place Like Home Non-Competitive allocation of funds for a new construction project of 62 units.

Board Member Cruz made the motion to approve Resolution 22-43 –Authorization to Submit an Application for No Place Like Home Non-Competitive Allocation for Rancho Colus, Colusa, CA. Board Member Goodwin made the second. The following roll call vote was taken:

Vote: Ayes: President Gustavo Becerra, Board Members Tom Goodwin and Marco Cruz

Nays: None

Abstain: None

Absent: Board Members Rebecca Flores and Doug Lofton

8. Purchase and Sale Agreement for Regional Housing Authority Owned Vacant Land in Colusa, CA to Building Better Partnerships, Inc.: President Becerra explained the agreement if for a piece of land in Colusa, CA. He mentioned there are a few modifications to the agreement. Mr. Becerra stated one of the modifications is to sub divide the land and only use 2.13 acres of the 3.67 acres. He said the other modification will be the sale price on the appraisal that will be coming in by the end of the week.

Board Member Cruz made the motion to approve the Purchase and Sale Agreement for Regional Housing Authority owned vacant land in Colusa, CA to Building Better Partnerships, Inc. to include modifications to the acres changing it to 2.13 and updating the sale price on the appraisal coming later in the week. Board Member Goodwin made the second. The following roll call vote was taken:

Vote: Ayes: President Gustavo Becerra, Board Members Tom Goodwin and Marco Cruz

Nays: None

Abstain: None

Absent: Board Members Rebecca Flores and Doug Lofton

9. Approval of Amended Bylaws: President Becerra stated the amendment to the bylaws is regarding the Directors and who shall serve on the board. He mentioned the titles are being removed and leaving it as members of the Regional Housing Authority

management team. Mr. Becerra also mentioned the term of how long a director will serve is changing from one year to three years.

Board Member Goodwin made the motion to approve the amended bylaws. Board Member Cruz made the second. The following roll call vote was taken:

Vote: Ayes: President Gustavo Becerra, Board Members Tom Goodwin and Marco Cruz

Nays: None

Abstain: None

Absent: Board Members Rebecca Flores and Doug Lofton

10. Director's Comments/Updates: Board member Marco Cruz stated there will be an amendment to the Omnibus Agreement and he will be bringing it to the board at a future meeting for approval.

11. Adjournment: The meeting was adjourned at 4:20 PM.

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## **RESOLUTION 22-44**

### **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 Sole Member 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 Sole Member 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 Sole Member 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 Sole Member 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 4<sup>th</sup> day of April 2022 by the following vote:

AYES:  
NAYS:  
ABSTAINED:  
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: \_\_\_\_\_

\_\_\_\_\_  
Secretary