

## **BUILDING BETTER PARTNERSHIPS, INC.**

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

November 21, 2019

TO: Gustavo Becerra  
Manny Cardoza  
Marco Cruz  
Rebecca Flores  
Tom Goodwin

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 December 5, 2019**

You are hereby notified that the Building Better Partnerships, Inc. Special Board Meeting is scheduled for **Thursday, December 5, 2019, at 10:00 AM at Regional Housing Authority, 1455 Butte House Road, Yuba City, CA 95993.**

  
Gustavo Becerra  
President

# **BUILDING BETTER PARTNERSHIPS, INC.**

Special Meeting of Board of Directors

Thursday, December 5, 2019  
10:00 AM

## AGENDA

1. Call to order
2. Roll Call
  - Gustavo Becerra
  - Marco Cruz
  - Manny Cardoza
  - Rebecca Flores
  - Tom Goodwin
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 Board Minutes – September 5, 2019
5. Resolution 19-17 – Authorization to Participate in the No Place Like Home Program and Apply for Financing for the Cedar Lane Apartments in Olivehurst, CA
6. Resolution 19-18 – Authorization to Form a Limited Liability Company to Oversee and Implement that Certain Agreement of Limited Partnership for the Development of the Lone Oak Apartments in Penn Valley, CA
7. Resolution 19-19 – Authorization to Form a Limited Liability Company to Oversee and Implement that Certain Agreement of Limited Partnership for the Development of the Grass Valley Terrace Apartments in Grass Valley, CA
8. Resolution 19-20 – Authorization to Form a Limited Liability Company to Oversee and Implement that Certain Agreement of Limited Partnership for the Development of the Devonshire Apartments in Colusa, CA
9. Updates
10. Director's Comments
11. Adjournment

BUILDING BETTER PARTNERSHIPS, INC.

Minutes

Special Board Meeting

September 5, 2019

1. Call to Order: President Gustavo Becerra called the meeting to order at Regional Housing Authority, 1455 Butte House Road, Yuba City, CA 95993
2. Roll Call: Board members present were President Gustavo Becerra, Board Members Rebecca Flores, Manny Cardoza and Tom Goodwin. Board Member Marco Cruz was absent.
3. Public Participation: None
4. Approval of Minutes – April 11, 2019: Board Member Cardoza made a motion to approve the Minutes as submitted. Board Member Flores made the second. All were in favor by voice vote.
5. Approval to Enter into Agreement of Limited Partnership for Colusa Devonshire, LP: Board Member Flores explained this entity will enter into the Limited Partnership for ownership for the Devonshire Apartments in Colusa once the tax credits are awarded and the property is sold by the Regional Housing Authority. She mentioned the agreement explains the duties and responsibilities of the partnership.

President Becerra explained when a project is awarded tax credits, there is an affordability covenant of 55 years.

Board Member Cardoza made the motion for approval to enter into an Agreement of Limited Partnership for Colusa Devonshire, LP. Board Member Tom made the second. All were in favor by voice vote.

6. Updates: President Becerra stated the tax credit awards will be announced on September 25, 2019. He said there were a few applications submitted on behalf of Building Better Partnerships, INC.

Board Member Flores mentioned the tax credit application for Brunswick Commons in Grass Valley will not be considered during this round.

7. Director's Comments: Board Member Cardoza asked if there was any land to build affordable housing on because there is money available. President Becerra said staff is always looking for land, but the process is timely. He stated staff maximizes the use of land and is looking at all funding sources available. President Becerra mentioned staff is in talks with a developer regarding the green space, previously the soccer field, on Garden Highway.
8. Adjournment: The meeting was adjourned at 3:35 PM.



# **BUILDING BETTER PARTNERSHIPS, INC.**

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## **RESOLUTION NO. 19-17**

### **A RESOLUTION BEFORE THE BOARD OF DIRECTORS OF BUILDING BETTER PARTNERSHIPS, INC. AUTHORIZING PARTICIPATION IN THE NO PLACE LIKE HOME PROGRAM FOR THE CEDAR LANE APARTMENTS PLANNED FOR 866 CEDAR LANE, OLIVEHURST, CA**

The Board of Directors of Building Better Partnerships, Inc., a California nonprofit corporation (the "Corporation"), hereby consent to, adopt and ratify the following resolutions:

WHEREAS, the State of California, Department of Housing and Community Development ("Department") issued a Notice of Funding Availability, for Round 2 funds dated September 27, 2019, as may be amended from time to time, ("NOFA") under the No Place Like Home Program ("NPLH" or "Program") authorized by Government Code section 15463, Part 3.9 of Division 5 (commencing with Section 5849.1) of the Welfare and Institutions Code, and Welfare and Institutions Code section 5890; and

WHEREAS, the NOFA relates to the availability of approximately \$622 million in Competitive Allocation funds under the NPLH Program; and

WHEREAS, the Corporation is an Applicant within the meaning of Section 101(c) of the NPLH Program Guidelines, dated September 2019 ("Guidelines");

WHEREAS, the Corporation is authorized to do business in the State of California

NOW, THEREFORE, BE IT RESOLVED, that the Corporation does hereby determine and declare as follows:

SECTION 1. That the Corporation is hereby authorized and directed to borrow an amount not to exceed \$6,000,000 in NPLH Program funds, as detailed in the NOFA up to the amount authorized by Section 102 of the Guidelines and applicable state law (the "NPLH Loan").

SECTION 2. That in connection with the NPLH Loan, the Corporation is authorized and directed to enter into, execute, and deliver 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 NPLH Loan, the Corporation'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 NPLH Loan, and all amendments thereto (collectively, the "NPLH Loan Documents").

SECTION 3. That Gustavo Becerra, President, is hereby authorized to execute the NPLH Loan Documents, and any amendments or modifications thereto, on behalf of the Corporation.

SECTION 4. That this resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this 5<sup>th</sup> day of December 2019, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Signature of Attesting Officer:

\_\_\_\_\_  
Tom Goodwin, Vice President

#### CERTIFICATE OF THE SECRETARY

The undersigned, Secretary of the Corporation 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 said 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

# BUILDING BETTER PARTNERSHIPS, INC.

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## RESOLUTION 19- 18

RESOLUTION OF THE BOARD OF DIRECTORS OF BUILDING BETTER PARTNERSHIPS, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION AUTHORIZING THE FORMATION OF A LIMITED LIABILITY COMPANY TO OVERSEE AND IMPLEMENT THAT CERTAIN AGREEMENT OF LIMITED PARTNERSHIP

WHEREAS, there exists an agreement between Building Better Partnerships, Inc. (as Managing General Partner) and TPC Holdings VII, LLC, an Idaho Limited Liability Company doing business in California as TPC Holdings VII, LLC (as General Partner) and Caleb Roope (as Limited Partner) by which the parties formed Penn Valley Pacific Associates, a California Limited Partnership (the Limited Partnership); and

WHEREAS, the Managing General Partner under the Limited Partnership is required to materially participate in the operations and management of the Partnership to include the coordination and future development and construction and rehabilitation of certain real property located in Nevada County, California and described as 10584 Broken Oak Court, Penn Valley, CA 95946 (the Property); and

WHEREAS, the Board of Directors of Building Better Partnerships, Inc. finds and determines that the formation of a limited liability company would be in the best interests of the Limited Partnership and would assist in carrying out the functions of the Limited Partnership for development of the Property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Building Better Partnerships that Gustavo Becerra, President, is authorized, on behalf of Building Better Partnerships, Inc., as Managing General Partner of the Limited Partnership, to form a Limited Liability Company to be known as LONE OAK I-BBP, LLC.

This Resolution is to take effect immediately.

This Resolution was presented at a Special Meeting of the Board of Directors, passed and adopted this 5th day of December 2019 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: \_\_\_\_\_  
President



# BUILDING BETTER PARTNERSHIPS, INC.

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## RESOLUTION 19-19

RESOLUTION OF THE BOARD OF DIRECTORS OF BUILDING BETTER PARTNERSHIPS, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION AUTHORIZING THE FORMATION OF A LIMITED LIABILITY COMPANY TO OVERSEE AND IMPLEMENT THAT CERTAIN AGREEMENT OF LIMITED PARTNERSHIP

WHEREAS, there exists an agreement between Building Better Partnerships, Inc. (as Managing General Partner) and IDG Grass Valley, LLC, a California Limited Liability Company (as General Partner) and Impact Development Group, LLC, a California limited Liability Company (as Limited Partner) by which the parties formed IDG Grass Valley, LP, a California Limited Partnership (the Limited Partnership); and

WHEREAS, the Managing General Partner under the Limited Partnership is required to materially participate in the operations and management of the Partnership to include the coordination and future development and construction and rehabilitation of certain real property located in Nevada County, California and described as 275 Dorsey Drive, Grass Valley, CA 95945 (the Property); and

WHEREAS, the Board of Directors of Building Better Partnerships, Inc. finds and determines that the formation of a limited liability company would be in the best interests of the Limited Partnership and would assist in carrying out the functions of the Limited Partnership for development of the Property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Building Better Partnerships that Gustavo Becerra, President, is authorized, on behalf of Building Better Partnerships, Inc., as Managing General Partner of the Limited Partnership, to form a Limited Liability Company to be known as GRASS VALLEY TERRACE-BBP, LLC.

This Resolution is to take effect immediately.

This Resolution was presented at a Special Meeting of the Board of Directors, passed and adopted this 5th day of December 2019 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: \_\_\_\_\_  
President

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## RESOLUTION 19-20

RESOLUTION OF THE BOARD OF DIRECTORS OF BUILDING BETTER PARTNERSHIPS, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION AUTHORIZING THE FORMATION OF A LIMITED LIABILITY COMPANY TO OVERSEE AND IMPLEMENT THAT CERTAIN AGREEMENT OF LIMITED PARTNERSHIP

WHEREAS, there exists an agreement between Building Better Partnerships, Inc. (as Managing General Partner) and Central California Housing Corporation, Inc., a California Corporation (as General Partner and Limited Partner) by which the parties formed Colusa Devonshire, LP, a California Limited Partnership (the Limited Partnership); and

WHEREAS, the Managing General Partner under the Limited Partnership is required to materially participate in the operations and management of the Partnership to include the coordination and future development and construction and rehabilitation of certain real property located in Colusa County, California and described as 1431/1433/1435 Wescott Road, Colusa, CA 95932 (the Property); and

WHEREAS, the Board of Directors of Building Better Partnerships, Inc. finds and determines that the formation of a limited liability company would be in the best interests of the Limited Partnership and would assist in carrying out the functions of the Limited Partnership for development of the Property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Building Better Partnerships that Gustavo Becerra, President, is authorized, on behalf of Building Better Partnerships, Inc., as Managing General Partner of the Limited Partnership, to form a Limited Liability Company to be known as DEVONSHIRE-BBP, LLC.

This Resolution is to take effect immediately.

This Resolution was presented at a Special Meeting of the Board of Directors, passed and adopted this 5th day of December 2019 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: \_\_\_\_\_  
President