

BUILDING BETTER PARTNERSHIPS, INC.

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

January 12, 2021

TO: Gustavo Becerra
Tom Goodwin
Marco Cruz
Rebecca Flores

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 January 19, 2021

You are hereby notified that the Building Better Partnerships, Inc. Regular Board Meeting is scheduled for **Tuesday, January 19, 2021, at 4:00 PM.**

This meeting will be held via ZOOM. The link <https://zoom.us/j/98526344400>, Meeting ID: 985 2634 4400, Passcode: 820186, Call-In number 1-669-900-6833.



Gustavo Becerra
President

BUILDING BETTER PARTNERSHIPS, INC.

Regular Meeting of Board of Directors

ZOOM MEETING

<https://zoom.us/j/98526344400>

Meeting ID: 985 2634 4400

Passcode: 820186

Call-In number 1-669-900-6833

Monday, January 19, 2021

4:00 PM

AGENDA

1. Call to order
2. Roll Call
 - Gustavo Becerra
 - Marco Cruz
 - 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 – December 7, 2020
5. Resolution 21-28 – Authorization to Act as the Managing General Partner of the Borrower of Funds in the Amount of \$8,318,933.00 for River Oaks Apartments in Plumas Lake, CA
Beckie Flores, Planning and Community Development Manager
6. Resolution 21-29 – Authorization to Act as the Managing General Partner of the Borrower of Funds in the Amount of \$8,565,326.00 for Bear River Apartments in Wheatland, CA
Beckie Flores, Planning and Community Development Manager
7. Updates
8. Director's Comments
9. Adjournment

BUILDING BETTER PARTNERSHIPS, INC.

Minutes

Special Board Meeting

December 7, 2020

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, Marco Cruz and Tom Goodwin. Board Member Manny Cardoza was absent.
3. Public Participation: None
4. Approval of Minutes – March 11, 2020: Board Member Goodwin made a motion to approve the minutes as submitted. Board Member Cruz made the second. The following roll call vote was taken:

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

Nays: None

Abstain: None

Absent: Director Manny Cardoza

5. Resolution 20-25 – Resolution of the Sole Member and Manager of Brunswick – BBP, LLC, No Place Like Home Program (Noncompetitive Allocation): Board Member Flores explained this resolution is to accept the Noncompetitive No Place Like Home funds in the amount of \$500,000.00.

Board Member Goodwin made the motion to approve Resolution 20-25, Resolution of the Sole Member and Manager of Brunswick – BBP, LLC, No Place Like Home Program (Noncompetitive Allocation). Board Member Cruz made the second. The following roll call vote was taken:

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

Nays: None

Abstain: None

Absent: Director Manny Cardoza

6. Resolution 20-26 – Resolution of the Sole Member and Manager of Brunswick – BBP, LLC, No Place Like Home Program (Competitive Allocation): Board Member Flores stated this resolution is to accept the Competitive No Place Like Home funds in the amount of \$1,101,079.00.

Board Member Goodwin made the motion to approve Resolution 20-26, Resolution of the Sole Member and Manager of Brunswick – BBP, LLC, No Place Like Home Program (Competitive Allocation). Board Member Cruz made the second. The following roll call vote was taken:

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

7. Resolution 20-27 – Resolution, Waiver of Notice and Unanimous Consent to Action: Board Member Flores mentioned authorization of this resolution will give President Becerra the authority to negotiate, execute and deliver documents on behalf of the Managing General Partner, BBP and the Partnership.

Board Member Goodwin made the motion to approve Resolution 20-27, Resolution, Waiver of Notice and Unanimous Consent to Action. Board Member Cruz made the second. The following roll call vote was taken:

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

8. Approval of Partnership Authorizing Resolution: Board Member Flores said there was a correction to the resolution. She explained “Fund 75 Limited Partnership” should be removed and replaced with “RSEP Holding, LLC”.

Board Member Goodwin made the motion to approve the Partnership Authorizing Resolution with the mentioned correction. Board Member Cruz made the second. The following roll call vote was taken:

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

9. Approval of Ratification of Resolution Authorizing the Application for the Permanent Local Housing Allocation Program Non-Entitlement Local Government Competitive Component: President Becerra stated that due to the application due date of November 30, 2020 there was no time to hold a meeting therefore staff is asking to ratify the

approval to submit an application for the Cashin's Field Project as a co-applicant for PLHA funds.

President Becerra made the motion to approve the Ratification of Resolution Authorizing the Application for the Permanent Local Housing Allocation Program Non-Entitlement Local Government Competitive Component. Board Member Goodwin made the second. The following roll call vote was taken:

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

Nays: None

Abstain: None

Absent: Director Manny Cardoza

10. Updates: Board Member Flores stated both Cedar Lane projects will be closing in April and the Cashin's Field project will be closing in May.
11. Director's Comments: NONE
12. Adjournment: The meeting was adjourned at 4:14 PM.

BUILDING BETTER PARTNERSHIPS, INC.

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

RESOLUTION 21-28

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; 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 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 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 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 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 January, 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

BUILDING BETTER PARTNERSHIPS, INC.

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

RESOLUTION 21-29

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; 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 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 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 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 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 January, 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