

BUILDING BETTER PARTNERSHIPS, INC.

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

REVISED
February 14, 2024

TO: Gustavo Becerra
Tom Goodwin
Marco Cruz
Doug Lofton
Pattra Runge

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 February 21, 2024

You are hereby notified that the Building Better Partnerships, Inc. Special Board Meeting is scheduled for **Wednesday, February 21, 2024, at 9:30 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
Wednesday, February 21, 2024
9:30 AM

AGENDA

1. Call to order
2. Roll Call
 - Gustavo Becerra
 - Marco Cruz
 - Tom Goodwin
 - Pattra Runge
 - 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 29, 2024
5. Resolution 24-56 – Approval of HOME American Rescue Plan (HOME-ARP) Program Funds for Redburn Village Senior Associates, LP
6. Recommend the Approval of Updated Omnibus Schedule A and B
7. Director's Comments/Updates
8. Adjournment

BUILDING BETTER PARTNERSHIPS, INC.

Minutes

Special Board Meeting

January 29, 2024

1. Call to Order: President Gustavo Becerra called the meeting to order at 1455 Butte House Road, Yuba City, CA 95993 at 8:00 AM.
2. Roll Call: Board Members present were President Gustavo Becerra, Board Members Pattra Runge, Doug Lofton and Marco Cruz. Board Member Tom Goodwin was absent.
3. Public Participation: Town Center Senior Manor resident Fred Cook was present.
4. Approval of Minutes – November 1, 2023: Board Member Cruz made a motion to approve the minutes of November 1, 2023, as submitted. Board Member Lofton made the second. All were in favor by voice vote.
5. Resolution 24-54 – Resolution, Waiver of Notice and Unanimous Consent to Action): President Becerra explained the following resolution is for the Wheatland Senior project that will be closing the financing tomorrow. He stated the resolution will allow staff to enter into any and all agreements for construction and lease-up. Mr. Becerra mentioned the construction should take 12-14 months to complete. He shared Umpqua Bank is the lender and Boston Financial is the investor in the project.

Board Member Lofton made a motion to approve Resolution 24-54 – 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 Pattra Runge, Doug Lofton, and Marco Cruz
Nays: None
Abstain: None
Absent: Board Member Tom Goodwin

6. Resolution 24-55 – Heather Glen Collection Loss Write-Off in the amount of \$127.00:

Board Member Lofton made a motion to approve Resolution 24-55 – Heather Glen Collection Loss Write-Off in the amount of \$127.00. Board Member Runge made the second. The following roll call vote was taken:

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

7. Director's Comments/Updates: Board Member Cruz mentioned he is finishing up the agency's budgets for the next fiscal year. Board Member Lofton thanked staff for all they do day in and day out. President Becerra stated tax credit applications will be submitted early February for a project Truckee and the second phase of the Lone Oak Senior Apartments in Penn Valley. He also said a tax credit application will go in for the project on North Beale Road either in February or July.
8. Adjournment: The meeting was adjourned at 8:12 AM.

BUILDING BETTER PARTNERSHIPS, INC.

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

OD-Form 3

RESOLUTION 24-56

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

All of the directors of Building Better Partnerships, Inc., a California nonprofit public benefit corporation (the "Corporation"), hereby consent to, adopt and ratify the following resolutions:

HOME American Rescue Plan (HOME-ARP) Program

WHEREAS the State of California Department of Housing and Community Development (the "Department") have issued a Notice of Funding Availability dated October 30, 2023 ("NOFA") under the HOME American Rescue Plan ("HOME-ARP") Program;

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 Redburn Village Senior Associates, LP (the "Borrower").

WHEREAS the Corporation is an Eligible Applicant/Sponsor under the HOME-ARP Program and was awarded a HOME-ARP Program loan in an amount not to exceed \$4,000,000.00 ("HOME-ARP Loan") under the above- described NOFA.

NOW, THEREFORE, IT IS RESOLVED: That the Corporation is hereby authorized and directed to act on its own behalf and as the managing general partner of the Borrower in connection with the Department's loan of HOME- ARP funds to the Borrower pursuant to the above-mentioned NOFA in an amount not to exceed \$4,000,000.00.

RESOLVED FURTHER: The Corporation is hereby authorized and directed to act on its own behalf and as the managing general partner of the Borrower to cause the Borrower and itself in incur an obligation for the HOME-ARP Loan.

That in connection with the HOME-ARP Loan, the Corporation, on its own behalf and as the managing general partner of the Borrower, the Corporation is authorized and directed to enter into, execute, and deliver a State of California Standard Agreement in the amount not to exceed \$4,000,000.00 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 HOME-ARP 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 and certain other documents required by the Department as security for, evidence of or pertaining to the HHC Loan, and all amendments thereto (collectively, the "HOME-ARP Loan Documents").

RESOLVED FURTHER: The Corporation shall be subject to the terms and conditions as specified in the Standard Agreement(s).

RESOLVED FURTHER: That Gustavo Becerra, President, is hereby authorized to execute the HOME-ARP Loan Documents, and any amendment or modifications thereto, on behalf of the Corporation for itself and as the managing general partner of the Borrower.

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

Passed and adopted, effective as of _____, 2024, by the consent of the Board of Directors of the Corporation by the following vote:

___AYES

___NAYS

___ABSTAIN

___ABSENT

Jennifer Ruiz, Secretary

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: _____

Jennifer Ruiz, Secretary

**BUILDING BETTER PARTNERHIPS, INC.
STAFF REPORT**

Date: February 21, 2024
To: Board of Directors
From: Marco Cruz, Treasurer

SUBJECT: Omnibus Assignment and Assumption Agreement Amendment

Background

On September 10, 2021, the Board of Directors of Building Better Partnerships, Inc. (BBP) approved an Omnibus Agreement with Regional Housing Authority (RHA). This instrument defined the reimbursement of development expenses and fee pass through from BBP to RHA.

2023 Additions/Deletions

Between Regional Housing Authority and Building Better Partnerships, Inc.:

Deletions: None

Additions: Bear Ridge-BBP, LLC
River Oaks-BBP, LLC
Rancho Colus-BBP, LLC
Northview-BBP, LLC
1st Street-BBP, LLC

Recommendation

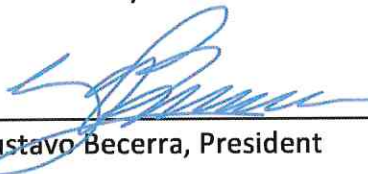
Staff recommends that Building Better Partnerships' Board of Directors approve the 2023 Schedule A and B for the Omnibus Assignment and Assumption Agreement with Regional Housing Authority.

Prepared by:



Marco A. Cruz, Treasurer

Submitted by:



Gustavo Becerra, President

2023 SCHEDULE A

-Signature Page-

Effective for Calendar Year ending December 31, 2023

ASSIGNEE

REGIONAL HOUSING AUTHORITY

By: _____
Name: Marco A Cruz
Title: Chief Financial Officer

ASSIGNOR(S)

BRUNSWICK-BBP, LLC,
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

DEVONSHIRE-BBP, LLC,
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

LONE OAK I-BBP, LLC,
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

GRASS VALLEY TERRACE-BBP, LLC,
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

CASHIN'S FIELD-BBP, LLC,
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

CEDAR LANE-BBP, LLC,
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

CEDAR LANE PSH-BBP, LLC
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

BEAR RIDGE-BBP, LLC
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

RIVER OAKS-BBP, LLC
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

RANCHO COLUS-BBP, LLC
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

NORTHVIEW-BBP, LLC
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

1ST STREET-BBP, LLC
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

BUILDING BETTER PARTNERSHIPS, INC.,
a California non-profit public benefit corporation

By: _____
Name: Gustavo Becerra
Its: President

2023 SCHEDULE B

-Assignor and Project Listing-

Assignor	Project
BRUNSWICK-BBP, LLC	Brunswick Commons
DEVONSHIRE-BBP, LLC	Colusa Devonshire
LONE OAK I-BBP, LLC	Lone Oak Senior
GRASS VALLEY TERRACE-BBP, LLC	Grass Valley Terrace
CASHIN'S FIELD-BBP, LLC	Cashin's Field
CEDAR LANE-BBP, LLC	Cedar Lane Family
CEDAR LANE PSH-BBP, LLC	Cedar Lane PSH
BEAR RIDGE-BBP, LLC	Bear Ridge
RIVER OAKS-BBP, LLC	River Oaks
RANCHO COLUS-BBP, LLC	Rancho Colus
NORTHVIEW-BBP, LLC	Northview Senior
1 st STREET-BBP, LLC	Williams Senior
BUILDING BETTER PARTNERSHIPS, INC.	1. Brunswick Commons 2. Colusa Devonshire 3. Lone Oak Senior 4. Grass Valley Terrace 5. Cashin's Field 6. Cedar Lane Family 7. Cedar Lane PSH 8. Bear Ridge 9. River Oaks 10. Rancho Colus 11. Northview Senior 12. Williams Senior