

BUILDING BETTER PARTNERSHIPS, INC.

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

March 22, 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 SPECIAL MEETING March 29, 2021

You are hereby notified that the Building Better Partnerships, Inc. Special Board Meeting is scheduled for **Monday, March 29, 2021, at 4:00 PM.**

**This meeting will be held via ZOOM. The link <https://zoom.us/j/97163055259>
Meeting ID: 971 6305 5259; Passcode: 597550; Call-In number 1-669-900-6833.**



Gustavo Becerra
President

BUILDING BETTER PARTNERSHIPS, INC.

Special Meeting of Board of Directors

ZOOM MEETING

<https://zoom.us/j/97163055259>

Meeting ID: 971 6305 5259

Passcode: 597550

Call-In number 1-669-900-6833

Monday, March 29, 2021

3:30 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 Board Minutes – January 19, 2021
5. Resolution 21-30 – Authorization to borrow an amount not to exceed \$6,000,000.00 in No Place Like Home Funds and execute all necessary documents for Cedar Lane PSH-BBP, LLC
Beckie Flores, Planning and Community Development Manager
6. Director's Comments/Updates
7. Adjournment

BUILDING BETTER PARTNERSHIPS, INC.

Minutes

Regular Board Meeting

January 19, 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 Tom Goodwin. Board Member Marco Cruz was absent.
3. Public Participation: None
4. Approval of Minutes – December 7, 2020: Board Member Flores made a motion to approve the minutes as submitted. Board Member Goodwin made the second. The following roll call vote was taken:

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

Nays: None

Abstain: None

Absent: Board Member Marco Cruz

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: Board Member Flores explained this resolution is to accept the multi-housing program funds in the amount of \$8,318,933.00.

Board Member Goodwin made the motion to approve 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. President Becerra made the second. The following roll call vote was taken:

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

Nays: None

Abstain: None

Absent: Board Member Marco Cruz

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: Board Member Flores explained this resolution is to accept the multi-housing program funds in the amount of \$8,565,326.00.

Board Member Goodwin made the motion to approve 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. President Becerra made the second. The following roll call vote was taken:

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

Nays: None

Abstain: None

Absent: Board Member Marco Cruz

7. Updates: NONE
8. Director's Comments: NONE
9. Adjournment: The meeting was adjourned at 4:06 PM.

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RESOLUTION 21-30

RESOLUTION OF THE SOLE MEMBER AND MANAGER OF CEDAR LANE PSH-BBP, LLC

NO PLACE LIKE HOME PROGRAM (COMPETITIVE ALLOCATION)

The sole member and manager of Cedar Lane PSH-BBP, LLC, a California limited liability company (the "Limited Liability Company"), hereby consents to, adopts and ratifies 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 Limited Liability Company is an Applicant within the meaning of Section 101(c) of the NPLH Program Guidelines, dated September 2019 ("Guidelines"); and

WHEREAS, the Limited Liability Company is authorized to do business in the State of California.

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

SECTION 1. That the Limited Liability Company 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 Limited Liability Company 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 Limited Liability Company'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 of Building Better Partnerships, Inc., a California Nonprofit Public Benefit Corporation, the manager of Cedar Lane PSH-BBP, LLC, a California limited liability company, managing general partner of Olivehurst PSH Pacific Associates, a California Limited Partnership, is hereby authorized to execute the NPLH Loan Documents, and any amendments or modifications thereto, on behalf of the Limited Liability Company.

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

PASSED AND ADOPTED this 29th day of March 2021, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Signature of Attesting Officer:

Tom Goodwin, Vice President

CERTIFICATE OF THE SECRETARY

The undersigned, Secretary of Building Better Partnerships, Inc., a California Nonprofit Public Benefit Corporation, the manager of Cedar Lane PSH-BBP, LLC, a California limited liability company, 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 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