

BUILDING BETTER PARTNERSHIPS, INC.

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

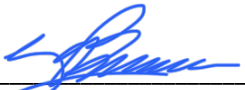
April 8, 2025

TO: Gustavo Becerra
Tom Goodwin
Marco Cruz
Manny Cardoza
Pattria 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 REGULAR MEETING April 15, 2025

You are hereby notified that the Building Better Partnerships, Inc. Regular Board Meeting is scheduled for **Tuesday, April 15, 2025, at 3:00 PM at Regional Housing Authority, 1455 Butte House Road, Yuba City, CA 95993.**



Gustavo Becerra
President

BUILDING BETTER PARTNERSHIPS, INC.

Regular Meeting of Board of Directors

April 15, 2025

3:00 PM

AGENDA

1. Call to order
2. Roll Call
 - Gustavo Becerra
 - Marco Cruz
 - Tom Goodwin
 - Pattra Runge
 - Manny Cardoza
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 – June 17, 2024
5. Recommend Approval of the 2021 Schedule A and B for the Omnibus Assignment and Assumption Agreement with Regional Housing Authority
6. Resolution 25-59 – Resolution, Waiver of Notice and Unanimous Consent to Action for Pacific Crest Commons in Truckee, CA
7. Nomination and Appointment of Vice-President
8. Director's Comments/Updates
9. Adjournment

BUILDING BETTER PARTNERSHIPS, INC.

Minutes

Special Board Meeting

June 17, 2024

1. Call to Order: President Gustavo Becerra called the meeting to order at 1455 Butte House Road, Yuba City, CA 95993 at 10:00 AM.
2. Roll Call: Board Members present were President Gustavo Becerra, Board Members Pattra Runge, Tom Goodwin, and Marco Cruz. Board Member Doug Lofton was absent.
3. Public Participation: NONE
4. Approval of Minutes – May 7, 2024: Board Member Cruz made a motion to approve the minutes of May 7, 2024, as submitted. Board Member Goodwin made the second. All were in favor by voice vote.
5. Resolution 24-58 – IIG Resolution for Pacific Crest Commons Project in Truckee, CA: President Becerra explained the following resolution is for the Pacific Crest Commons project in Truckee, CA. He stated the resolution will go back to the State so they can create a Standard Agreement.

Board Member Goodwin made a motion to approve Resolution 24-58 – IIG Resolution for Pacific Crest Commons project in Truckee, CA. Board Member Cruz made the second. The following roll call vote was taken:

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

Nays: None

Abstain: None

Absent: Board Member Doug Lofton

6. Director's Comments/Updates: President Becerra mentioned the hawk that was nesting at the project in Wheatland is gone and work has begun. Mr. Becerra shared the water table at the project in Williams is very high. He said the Plumas Lake project is close to being done and Rancho Colus should be done by the end of the year.
7. Adjournment: The meeting was adjourned at 10:10 AM.

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

Date: April 15, 2025
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.

2024 Additions/Deletions

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

Deletions: None

Additions: None

Recommendation

Staff recommends that Building Better Partnerships' Board of Directors approve the 2024 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

2024 SCHEDULE A

-Signature Page-

Effective for Calendar Year ending December 31, 2024

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

2024 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 |

BUILDING BETTER PARTNERSHIPS, INC.

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

RESOLUTION 25-59

RESOLUTION, WAIVER OF NOTICE AND UNANIMOUS CONSENT TO ACTION

The Board of Directors of Building Better Partnerships, Inc., a California nonprofit public benefit corporation (“BBP”), by this writing approves the following resolutions and consent to their adoption and individually and collectively waive any right to notice of any meeting required, if any:

WHEREAS, BBP was organized for the purpose, among others, of developing and operating low-income housing, including the development and operation of a 55-unit low-income housing project in Truckee, California known as Pacific Crest Commons (the “Project”) which will be owned by Truckee Pacific Crest Associates, a California Limited Partnership, (the “Project Owner”); and

WHEREAS, BBP is governed by Articles of Incorporation and Bylaws, and

WHEREAS, it has been proposed that PNC Bank, a National Association, and Columbia Housing SLP Corporation, an Oregon corporation and/or their affiliates, successors, or assigns (collectively, the “Limited Partner”) be admitted as the limited partners of the Project Owner; and

WHEREAS, the Project Owner will be the borrower under the terms of certain loan documents with various lenders and other related documents for the Project as described herein.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

RESOLVED, that BBP in its own capacity, and/or on behalf of the Project Owner is hereby authorized and empowered to execute and deliver all project investment closing documents and due diligence materials requested by the Limited Partner in connection with its investment in the Project Owner, including without limitation, the First Amended and Restated Agreement of Limited Partnership, the Development Agreement, the Guaranty Agreement, the Purchase Option Agreement, the Supervisory Management Agreement, the Partnership Management Agreement, the Incentive Lease-Up Agreement, and the Closing Certificate (collectively, the “Equity Documents”); and further

RESOLVED, that BBP in its own capacity, and/or on behalf of the Project Owner is hereby authorized and empowered to execute all documents necessary for the funding of the Project financing, including without limitation, the financing to be provided by (i) a construction and permanent loan from Citibank N.A., a national banking association, (ii) a capital funds construction loan from Regional Housing Authority funded in part from a Martis Fund grant, and a grant from the County of Nevada, (iii) a loan from the Town of Truckee (the “Town”), (iv) No Place Like Home (NPLH) funding from the State of California Housing and Community

Development Department, (v) Infill Infrastructure Grant (IIG) funding from the State of California Housing and Community Development Department and (vi) Local Government Matching Grant Program (LGMG) from the State of California Housing and Community Development Department (collectively, the “Project Financing”), such documents include, without limitation, all loan agreements, notes, mortgages, deeds of trust, affidavits, certificates, indemnity agreements, loan commitments, guarantees, assignments, security agreements, subordination agreements, partnership borrowing authorizations, and any and all other documents required by any lender providing Project Financing (the “Financing Documents”); and further

RESOLVED, that BBP in its own capacity, and/or on behalf of the Project Owner is hereby authorized and empowered to execute all other documents, instruments, certificates and the like, deemed necessary or appropriate in connection with the transactions contemplated by this resolution, such documents include, without limitation, all development agreements, acquisition agreements, property management agreements, construction contracts, tax credit applications, certifications and reservation letters (collectively, the “Ancillary Documents” and together with the Equity Documents and the Financing Documents, the “Documents”); and further

RESOLVED, that any and all Documents to be executed on behalf of BBP in its own capacity, and/or on behalf of the Project Owner, are authorized to be executed by any of the following persons, individually, without the others, each acting as an “Authorized Representative” of the Corporation:

Gustavo Becerra, as the President
of BBP

Tom Goodwin, as the Vice President
of BBP

Pattra Runge, as the Secretary
of BBP

Marco Cruz, as the Treasurer
of BBP; and further

RESOLVED, that each Authorized Representative, acting alone, is authorized to negotiate, execute, and deliver on behalf of BBP in its own capacity, and/or on behalf of the Project Owner, such other agreements, certificates, and documents, and to take or authorize to be taken all such other actions the Authorized Representative shall deem necessary or desirable to carry out the transactions contemplated by the foregoing resolutions (such determination to be conclusively demonstrated by the signature of the Authorized Representative on such document); and

FINALLY RESOLVED, that the foregoing resolutions are effective upon adoption and to the extent any action, agreement, document or certification has heretofore been taken, executed, delivered or performed by BBP, or Project Owner, the same is hereby ratified and affirmed.

[signature page to follow]

This RESOLUTION, WAIVER OF NOTICE AND UNANIMOUS CONSENT TO ACTION is presented at a Special Meeting of the Board of Directors, passed and adopted this 15th day of April 2025 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____
Gustavo Becerra, President