

**THE MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS
OF DELTA COMMUNITY DEVELOPERS CORP.
HELD DECEMBER 17, 2020**

The Board of Directors of Delta Community Developers Corp. met in a Regular Meeting attended by teleconference (Zoom), at 4:05 p.m. on December 17, 2020, as permitted by Government Code §54953 and Executive Order N-29-20.

The Chairperson called the meeting to order, and upon roll call, those present and absent were as follows:

Present:	Patricia Barrett,	Second Vice Chairperson
	Ryan Gresham,	Chairperson
	Jon Mendelson,	Director
	Lester Patrick,	First Vice Chairperson
	Rudy Willey,	Director

Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director and Alan R. Coon, General Counsel, were in attendance.

APPROVAL OF THE MINUTES:

Following a discussion, Director Barrett moved, seconded by Director Willey, that the following Resolution be approved as read:

RESOLUTION NO. 20-29

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Directors of Delta Community Developers Corp. meeting in a Regular Meeting this 17th day of December 2020, that the Minutes of the Regular Meeting held October 15, 2020, be, and the same hereby are approved and adopted

and the Secretary be, and he hereby is authorized and directed to sign said Minutes for and on behalf of Delta Community Developers Corp.

Roll Call:

Ayes: Directors Barrett, Gresham, Patrick, Willey

Noes: None

Abstain: Director Mendelson

Absent: None

Upon roll call, the Chairperson declared the foregoing Resolution passed and adopted.

ACTION ITEMS:

1) Following a discussion, the following Resolution was tabled as read and moved to Housing Authority of San Joaquin's meeting for further discussion and concurrent adoption with similar Housing Authority Resolution #20-42. Note: Resolution # 20-30 was modified per request of Housing and Community Development.

RESOLUTION NO. 20-30

**GRANTING AUTHORIZATION TO PARTICIPATE IN
THE NO PLACE LIKE HOME PROGRAM AND
ACCEPTING COMPETITIVE FUNDS**

All of the directors of Delta Community Developers Corp., a California nonprofit public benefit 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 3 funds dated October 23, 2020, 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 \$202 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, enacted in 2020 ("Guidelines"); and

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 Eight Million Dollars (\$8,000,000.00) 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 Peter W. Ragsdale, Executive Director, or Gerald Jones, Deputy Director, or Melinda Hazard, Director of Finance, or Ryan Gresham, the Chairman of the Board of the Authority and its affiliate, Delta Community Developers Corp., are 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 this day 17th of December 2020, by the following vote:

AYES: 5
NOES: 0
ABSTENTIONS: 0
ABSENT: 0

Roll Call:

Ayes: Directors Barrett, Gresham, Mendelson,
Patrick, and Willey

Noes: None

Abstain: None

Absent: None

Upon roll call, the Chairperson declared the foregoing Resolution passed and adopted.

ADJORNMENT:

There being no further business, upon motion, second and unanimously carried, the Board of Directors' meeting adjourned.

Roll Call:

Ayes: Directors Barrett, Gresham, Mendelson,
Patrick, and Willey

Noes: None

Abstain: None

Absent: None

Upon roll call, the Chairperson declared the meeting adjourned at 4:07 p.m.



Peter W. Ragsdale, Secretary