



EBALDC BOND 2012, LLC SUMMARY AND RECOMMENDATIONS

Applicant:	East Bay Asian Local Development Corporation
Action:	Initial Resolution
Amount:	\$19,000,000 (Not to Exceed)
Purpose:	Finance Affordable Multi-Family Rental Housing Facilities Located in the City of Oakland, Alameda County, California
Activity:	Affordable Housing
Meeting:	February 24, 2012

Background:

The East Bay Asian Local Development Corporation (“EBALDC”) was created around the dream of buying and preserving a beautiful but deteriorated warehouse in Oakland’s Chinatown. That warehouse became the Asian Resource Center, a multi-service center to house social services and businesses. The Asian Resource center is home to EBALDC, various nonprofit agencies, retail businesses, medical facilities, school district classes, and the Asian Resource Art Gallery.

Since 1975, EBALDC community development efforts have included development of: Over 1,600 affordable apartments and townhouses in 17 developments, of which five are historic structures; 124 first-time homeownership units; and 280,000 square feet of space for community organizations, including space for nonprofit organizations, resident services, childcare and small businesses.

In 1999, EBALDC created the Neighborhood Economic Development (NED) Department. The NED Department is dedicated to empowering diverse low-income individuals, families, businesses, and community organizations by mobilizing resources and facilitating collaborations. The NED department includes the following program areas: Family Economic Success (FES), Resident Services and Community Planning and Organizing.

EBALDC is a certified Community Housing Development Organization (CHDO) in Alameda and Contra Costa Counties, and has won multiple awards for excellence in architectural design.

The Project:

The EBALDC, has requested (a) to finance the acquisition and rehabilitation by the Borrower of all or a portion of the following facilities; (i) a 119 unit rental housing facility known as Frank G. Mar Community Housing, located at 283 13th Street in Oakland, California, (ii) a 43 unit rental

housing facility known as Hugh Taylor House (also known as Seminary), located at 1935 Seminary Avenue in Oakland, California; (iii) a 92 unit rental housing facility known as Hismen Hin-Nu Terrace, located at 2555 International Boulevard in Oakland, California; (iv) a 98 unit rental housing facility known as Madison Park Apartments, located at 100 9th Street in Oakland, California; (v) a 32 unit rental housing facility known as Slim Jenkins Court, located at 700 Willow Street in Oakland, California; (vi) 32 condominium units in a facility known as Pacific Renaissance (also known as PacRen), located at 989 Webster Street in Oakland, California, to be used for rental housing; (vii) approximately 14,824 square feet of office space and related parking located at 2501 International Boulevard in Oakland, California; and (viii) an approximately 19,431 square foot office building, located at 1825 San Pablo Avenue in Oakland, California; and (b) to prepay all or a portion of various loans secured by one or more of the properties listed in (a) above or otherwise with respect to which BALDC or a related entity is a borrower or guarantor.

The breakdown of each project name and description is detailed below:

Frank G. Mar Apartments:

The Frank G. Mar Apartments is an acquisition and rehabilitation of an affordable multi-family housing development which consists of 117 affordable units in the City of Oakland. This project will target families for most units, but there will be single individuals occupying some of the units. The units will be restricted to those earning at or below 50% and 60% of AMI. The property will include units with amenities including energy efficient appliances, blinds, carpeting, garbage disposal, heating, air conditioning, storage closet and balcony/patio.

Hugh Taylor House Apartments:

The Hugh Taylor House Apartment project is an acquisition and rehabilitation of an affordable multi-family housing development which consists of 42 affordable units in the City of Oakland. This project will target individuals for most units, but there will be some small family's occupying some of the units. The units will be restricted to those earning at or below 50% of AMI. The property will include units with amenities including energy efficient appliances, blinds, carpeting, garbage disposal, heating, air conditioning, storage closet and balcony/patio.

Hismen Hin-Nu Terrace Apartments:

The Hismen Hin-Nu Apartments is an acquisition and rehabilitation of an affordable multi-family housing development which consists of 89 affordable units in the City of Oakland. This project will target families for most units, but there will be single individuals occupying some of the units. The units will be restricted to those earning at or below 50% and 60% of AMI. The property will include units with amenities including a computer room, energy efficient appliances, blinds, carpeting, garbage disposal, heating, air conditioning, storage closet, balcony/patio and garaged parking.

Madison Park Apartments:

The Madison Park Apartments is an acquisition and rehabilitation of an affordable multi-family housing development which consists of 86 affordable units in the City of Oakland. This project will target families for most units, but there will be single individuals occupying some of the units. The units will be restricted to those earning at or below 50% of AMI. The property will include units with amenities including energy efficient appliances, blinds, carpeting, garbage disposal, heating, air conditioning, storage closet, laundry rooms and community rooms. This complex is adjacent to the BART station.

Slim Jenkins Apartments:

The Slim Jenkins Apartments is an acquisition and rehabilitation affordable multi-family housing development which consists of 27 affordable units in the City of Oakland. This project will target families for most units, but there will be single individuals occupying some of the units. 27 units will be restricted to those earning at or below 50% of AMI. The properties will include units with

amenities including energy efficient appliances, blinds, carpeting, garbage disposal, heating, air conditioning, storage closet, balcony/patio and garaged parking.

Pacific Renaissance Apartments:

The Pacific Renaissance Apartments is an acquisition and rehabilitation affordable multi-family housing development which consists of 32 affordable units in the City of Oakland. This project will target families for most units, but there will be single individuals occupying some of the units. 8 units will be restricted to those earning at or below 50% of AMI. The properties will include units with amenities including energy efficient appliances, blinds, carpeting, garbage disposal, heating, air conditioning, storage closet and balcony/patio.

2501 International Boulevard

The 2501 International Boulevard location contains approximately 14,824 square feet of office space and related parking in Oakland California

1825 San Pablo Avenue

The 1825 San Pablo Avenue location contains approximately 19,431 square feet of office building located in Oakland California

The City of Oakland:

The City of Oakland is a member of the CMFA and will need to hold a TEFRA hearing. Upon closing the City of Oakland is expected to receive approximately \$11,875 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Frank G. Mar Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$2,151,000
Subordinate State or Local:	<u>\$3,551,000</u>
Total Sources:	\$5,702,000

Uses of Funds:

Building Acquisition:	\$1,770,000
Rehabilitation:	\$ 250,000
Subordinate State or Local:	\$3,551,000
Cost of Issuance:	<u>\$ 131,000</u>
Total Uses:	\$5,702,000

Hugh Taylor House Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$ 302,000
Subordinate State or Local:	<u>\$1,549,000</u>
Total Sources:	\$1,851,000

Uses of Funds:

Building Acquisition:	\$ 184,000
Rehabilitation:	\$ 100,000
Subordinate State or Local:	\$1,549,000
Other:	<u>\$ 18,000</u>
Total Uses:	\$5,702,000

Hismen Hin-Nu Terrace Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$1,438,000
Subordinate State or Local:	<u>\$4,906,000</u>
Total Sources:	\$6,344,000

Uses of Funds:	
Building Acquisition:	\$ 950,000
Rehabilitation:	\$ 400,000
Subordinate State or Local:	\$4,906,000
Other:	<u>\$ 88,000</u>
Total Uses:	\$6,344,000

Madison Park Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$2,063,000
Subordinate State or Local:	<u>\$3,442,000</u>
Total Sources:	\$5,505,000

Uses of Funds:	
Building Acquisition:	\$1,537,000
Rehabilitation:	\$ 400,000
Subordinate State or Local:	\$3,442,000
Other:	<u>\$ 126,000</u>
Total Uses:	\$5,505,000

Slim Jenkins Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$2,130,000
Government Funding Grant:	\$ 130,000
Government Funding Old Roll Over \$:	\$4,235,149
Government Funding New Money:	\$1,920,000
Citi Bank Take Back Loan:	\$1,025,000
Equity:	<u>\$ 30,497</u>
Total Sources:	\$9,470,646

Uses of Funds:	
Building Acquisition:	\$5,260,149
Rehabilitation:	\$3,719,349
Architectural & Engineering:	\$ 153,103
Legal and Professional:	\$ 101,128
Other:	\$ 40,579
Other Fees @6.5%:	<u>\$ 196,338</u>
Total Uses:	\$9,470,646

Pacific Renaissance Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$6,071,000
City of Oakland Loan:	<u>\$2,332,000</u>
Total Sources:	\$8,403,000

Uses of Funds:	
Building Acquisition:	\$5,300,000
Rehabilitation:	\$ 400,000
Other:	\$ 371,000
City of Oakland:	<u>\$2,332,000</u>

Total Uses: \$8,403,000

2501 International Boulevard:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$ 554,000
Subordinate State or Local:	\$ 700,000
Total Sources:	\$1,254,000

Uses of Funds:

Building Acquisition:	\$ 380,000
Rehabilitation:	\$ 140,000
Subordinate State or Local:	\$ 700,000
Fees @6.5%:	<u>\$ 34,000</u>
Total Uses:	\$1,254,000

1825 San Pablo Avenue:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	<u>\$3,302,000</u>
Total Sources:	\$3,302,000

Uses of Funds:

Building Acquisition:	\$1,645,750
Rehabilitation:	\$1,034,250
Architectural & Engineering:	\$ 120,000
Legal and Professional:	\$ 300,000
Fees @6.5%:	<u>\$ 202,000</u>
Total Uses:	\$3,302,000

Terms of Transaction:

Amount:	\$19,000,000 (Not to Exceed)
Maturity:	30 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	May 2012

Public Benefit:

A total of 397 residents will continue to enjoy high quality affordable housing in the City of Oakland. Services at the complex's will include on-site parking as well as some garage parking, laundry facilities, air conditioning, and children's play areas and an on-site Learning Program. Some locations are also adjacent to the BART stations.

Frank G. Mar Apartments:

Percent of Restricted Rental Units in the Project: 100%
43% (51 Units) restricted to 50% or less of area median income households; and
57% (66 Units) restricted to 60% or less of area median income households.
Unit Mix: 1, 2, 3 and 4 bedrooms
Term of Restriction: 30 years

Hugh Taylor House Apartments:

Percent of Restricted Rental Units in the Project: 100%

100% (42 Units) restricted to 50% or less of area median income households;
Unit Mix: Studios, 1 and 2 bedrooms
Term of Restriction: 30 years

Hismen Hin-Nu Terrace Apartments:

Percent of Restricted Rental Units in the Project: 100%
32% (29 Units) restricted to 50% or less of area median income households; and
68% (61 Units) restricted to 60% or less of area median income households.
Unit Mix: 1, 2, 3 and 4 bedrooms
Term of Restriction: 30 years

Madison Park Apartments:

Percent of Restricted Rental Units in the Project: 100%
100% (86 Units) restricted to 50% or less of area median income households;
Unit Mix: Studios, 1 and 2 bedrooms
Term of Restriction: 30 years

Slim Jenkins Apartments:

Percent of Restricted Rental Units in the Project: 96%
87% (27 Units) restricted to 50% or less of area median income households; and
9% (3 Units) restricted to 80% or less of area median income households.
Unit Mix: 2 bedrooms
Term of Restriction: 30 years

Pacific Renaissance Apartments:

Percent of Restricted Rental Units in the Project: 100%
25% (8 Units) restricted to 50% or less of area median income households; and
75% (24 Units) restricted to 80% or less of area median income households.
Unit Mix: 1 and 2 bedrooms
Term of Restriction: 30 years

Finance Team:

Lender:	First Republic Bank
Bond Counsel:	Quint & Thimmig, LLP
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	Sidley Austin LLP
Borrower Counsel:	Goldfarb & Lipman LLP

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$19,000,000 for the EBALDC Apartment Portfolio affordable housing projects located in the City of Oakland, Alameda County, California.

Note: This transaction is subject to review and final approval at the Final Resolution.



THE CORAL MOUNTAIN APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Coral Mountain Apartments, L.P.

Action: Initial Resolution

Amount: \$26,000,000 (Not to Exceed)

Purpose: Finance Affordable Multi-Family Rental Housing Facility
Located in the City of La Quinta, Riverside County,
California

Activity: Affordable Housing

Meeting: February 24, 2012

Background:

KD Housing Partners, Inc. and Hwy 111 Apts Member, LLC (Shovlin Companies) have partnered along with Western Community Housing to create the Coral Mountain Apartments project.

In 1994 KD Housing Partners was formed. KD Housing Partners was founded for the express purpose of developing affordable single and multifamily housing projects. During the past 17 years, KD Housing partners have successfully developed affordable housing and provided development and financial consulting services for the affordable housing community. Since the inception of KD housing they have developed, participated in the development of and/ or acted as project/ financial manager for over 2,000 affordable housing units.

KD Housing Partners functions as a full service development entity and consulting firm in the fields of subsidized affordable housing projects, and affordable residential for-sale projects. This encompasses a wide range of services to include overall development, feasibility analysis, development processing, financial structuring and implementation and project management.

Shovlin Companies have been developing real estate in Coachella Valley for the past 35 years. Its principals have considerable experience in the development, construction and financing of affordable housing.

Western Community Housing Inc. ("WCH") is a California non-profit public benefit corporation that was founded in 1999 and is headquartered in Costa Mesa, California. WCH's mission is to provide affordable housing and social service programs to low and moderate income families and seniors residing in affordable rental housing communities.

By partnering with local governments, for-profit developers, lenders, syndicators and corporate investors, WCH and its affiliates currently have an ownership interest in 77 affordable housing communities comprising over 7,000 units as of 3/31/11.

The Project:

The Coral Mountain Apartment project will be a new construction affordable housing complex located in the City of La Quinta. The proposed project will consist of 176 units in 11 buildings plus a clubhouse and pool area. The Project targets Families with over 30% of the units being 3 bedroom 2 bath configurations. All buildings except the club house will be 2 story walk up configurations. All units will have a private patio and storage area. The Project has been designed with LED lighting for both building and landscape lighting and the design team focused on eliminated dark areas while protecting unit's windows from too much direct light. The property will be surrounded by a security wall with two pedestrian and two vehicular points of access. This project will create affordable housing for 176 families for 55 years.

The project will include a shaded tot lot and shaded play areas with a multi-level play structure and soft surface pad, water fountain spray pad, basketball court, multiple BBQ areas, swimming pools, pedestrian pathways and commons areas.

The City of La Quinta:

The City of La Quinta is a member of the CMFA and will need to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$14,375 as part of CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds

Tax-Exempt Bond:	\$25,000,000
La Quinta RDA Loan:	\$15,706,663
Tax Credit Equity:	\$ 4,712,201
Deferred Costs:	<u>\$ 2,776,073</u>
Total Sources:	\$48,194,937

Uses of Funds:

New Construction:	\$33,676,797
Architectural & Engineering:	\$ 1,731,938
Legal & Professional Fees:	\$ 197,000
Fees & Permits:	\$ 3,649,680
Interest:	\$ 2,427,748
Development Fees:	\$ 2,500,000
Soft Costs & Contingency:	\$ 3,255,474
Cost of Issuance:	<u>\$ 777,300</u>
Total Uses:	\$48,194,937

Terms of Transaction:

Amount:	\$26,000,000 (Not to Exceed)
Rate:	TBD

Maturity: 30 years
Collateral: Deed of Trust on property.
Bond Purchasers: Private Placement.
Estimated Closing: July 2012

Public Benefit:

A total of 176 families will be able to enjoy high quality, independent, affordable housing in the City of La Quinta. Services at the complex will include a shaded tot lot and shaded play areas with a multi-level play structure and soft surface pad, water fountain spray pad, basketball court, multiple BBQ areas, swimming pools, pedestrian pathways and commons areas. The creation of this project will provide affordable living in the City of La Quinta for 55 years

Percent of Restricted Rental Units in the Project: 100%
20% (36 Units) restricted to 50% or less of area median income households; and
80% (140 Units) restricted to 60% or less of area median income households; and
Unit Mix: One, two, three & four bedroom
Term of Restriction: 55 years

Finance Team:

Lender: Citibank N.A.
Bond Counsel: Orrick, Herrington, Sutcliffe
Issuer Counsel: Squire Sanders
Lender Counsel: Eichner & Norris
Borrower Counsel: Bocarsly Emden

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$26,000,000 for the Coral Mountain Apartments affordable housing project located in the City of La Quinta, Riverside County, California.

Note: This transaction is subject to review and final approval at the Final Resolution.



LOS ROBLES APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	EAH, Inc.
Action:	Final Resolution
Amount:	\$15,186,500
Purpose:	Finance Affordable Housing Located in the City of Union City, County of Alameda, California
Activity:	Affordable Housing
Meeting:	February 24, 2012

Background¹:

EAH Housing is a nonprofit corporation founded with the belief that attractive affordable housing is the cornerstone to solving many social justice issues. Established in 1968, EAH has become one of the largest and most respected nonprofit housing development and management organizations in the western United States. With a staff of 350, EAH develops low-income housing, manages 67 properties in California and Hawaii, and plays a leadership role in local, regional and national housing advocacy efforts.

Starting from grass-roots origins in response to the death of Dr. Martin Luther King Jr., EAH now serves over 15,000 seniors, families, students, people with disabilities, frail elderly and the formerly homeless. Combining award winning design, innovative on-site services and a commitment to people, EAH reflects the distinctive personality of each community.

EAH is dedicated to building communities that enhance the surrounding neighborhoods. The organization has received multiple national awards for property management, eleven design awards and numerous commendations from legislators on the federal, state and local levels.

EAH is known by government officials, community leaders, lenders and most importantly by its property residents as a capable and trustworthy organization motivated by an authentic concern for the people served. Unparalleled dedication by EAH staff, Board and special funders will continue to bring affordable housing to the many constituencies that compose the unique fabric of our country today.

¹ Source: <http://www.eahhousing.org>

The Project:

The Los Robles Apartments is an Acquisition/ Rehabilitation of an affordable housing complex located in the City of Union City. The complex will consist of 19 two-story buildings that contain the 140 residential units and one community building. Each of the units is furnished with a full kitchen including stove, oven, sink, garbage disposal and refrigerator. The 140 multi-family units consist of 2, 3, 4 and 5 bedroom units in wood frame buildings located on approximately 9 acres. All units except the 2 bedroom units will be townhouses. The 2 bedroom units are flats. All four and five bedroom units and some three bedroom units have laundry hookups for a washer and dryer located near the kitchen. The property serves very low, low and moderate income residents. Eligible resident will receive Housing Choice Vouchers upon payoff of existing HUD 236 loans, which will provide rent protection, in addition to continuation of existing and the addition of new affordability restrictions.

The property will have solar panels on some roofs that will generate electricity to serve the common areas and site lighting, which will reduce operational costs. The tenants will enjoy a common areas included the community building with management offices, maintenance offices, community room, restrooms, computer center and laundry facility, as well as three tot lots, a basketball court, green belt and walking path and parking lots.

The City of Union City :

The City of Union City is a member of the CMFA and held a TEFRA on February 14, 2012. Upon closing, the City is expected to receive approximately \$9,491 as part of the CMFA's sharing of Issuance Fees.

Project Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$ 15,186,500	\$ 8,278,600
Seller Carryback Loan:	\$ 11,173,882	\$11,173,882
Deferred Developer Fee:	\$ 985,640	\$ 985,640
LIH Tax Credit Equity:	\$ 415,812	\$ 8,316,238
Accrued/deferred Interest:	\$ 779,378	\$ 779,378
Other (Income from Operations):	<u>\$ 648,428</u>	<u>\$ 648,428</u>
Total Sources:	\$ 29,189,640	\$30,182,166

Uses of Funds:

Acquisition Costs:	\$ 12,535,009
On & Off Site Costs:	\$ 550,080
Hard Construction Costs:	\$ 7,575,967
Architect & Engineering Fees:	\$ 332,377
Contractor Overhead & Profit:	\$ 447,134
Developer Fee:	\$ 2,000,000
Relocation:	\$ 989,281
Cost of Issuance:	\$ 398,792
Capitalized Interest:	\$ 1,504,496

Other Soft Costs:	<u>\$ 3,849,030</u>
Total Uses:	\$ 30,182,166

Terms of Transaction:

Amount:	\$15,186,500
Maturity:	30 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	March 2012.

Public Benefit:

The Los Robles Apartments will provide 140 affordable apartments for low-income households with very low incomes. Union City's low-income community has a serious problem with lack of affordable housing. This project will help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 86%

71% (98 units) restricted to 50% or less of area median income households; and

14% (20 units) restricted to 60% or less of area median income households.

Unit Mix: 2, 3, 4 and 5 bedrooms

Term of Restrictions: 55 years

Finance Team:

Lender:	US Bank, NA
Bond Counsel:	Jones Hall
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	Kutak Rock LLP
Borrower Counsel:	Levy, Levy & Levy
Borrower Consultant:	California Housing Partnership Corporation

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$15,186,500 for an affordable housing facility located in the City of Union City, County of Alameda, California.



KENNETH HENRY COURT APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Satellite Housing, Inc.

Action: Final Resolution

Amount: \$3,800,000

Purpose: Finance the Acquisition and Construction of Affordable
Housing Apartments in the City of Oakland, Alameda
County, California

Activity: Affordable Housing

Meeting: February 24, 2012

Background:

With 45 years of experience, Satellite Housing, Inc. (“Satellite”) currently serves over 1,600 low-income residents in 26 communities throughout the East Bay. Of these, thirteen are located in the City of Oakland. Satellite’s activities include the development of new housing for low-income seniors, families, and special needs populations, rehabilitation and refinancing of new and existing properties, management of twenty-five affordable developments, and coordination of supportive services to the residents of these properties. Satellite is committed to quality, enduring, attractive, and affordable housing. Such housing is achieved through the establishment of strong development teams and a personal commitment to each development. Satellite has waiting lists at all of its Oakland properties and continues to receive frequent inquiries from its service partners regarding permanent affordable housing. This will be the fifth project with Satellite.

The Project:

The Kenneth Henry Court Apartments are an Acquisition Rehabilitation affordable multi-family housing development located in the City of Oakland, California. The project will contain a total of 51 units of affordable rental housing apartments. The development is currently in foreclosure due to the closing of Oakland Community Housing, Inc., a nonprofit housing provider that has dissolved its operations but remains the owner of Kenneth Henry Court. With the goal of

maintaining the property as an affordable development, Satellite intends to use \$400,000 in LISC financing to purchase the promissory note for the remaining principal and interest of a Citi Community Capital loan the Citi loan is in first position on the property, ahead of a State of California RHCP loan, and a City of Oakland loan. Several months ago Citi indicated that they intended to sell the note due to a pending offer from a market rate developer. Affordability restrictions on the property could be potentially wiped out if a for-profit entity were to purchase the note from Citi and take ownership through the foreclosure process.

Kenneth Henry was developed in 1992 and is a 51-unit property composed of four separate buildings. Units range in size from one, two, three and four bedroom apartments. In addition to 40 parking spaces property amenities include central laundry, a community building with community room, manager's office computer lab, restrooms, lobby, small tot lot, and court-yard area.

The City of Oakland:

The City of Oakland is a member of the CMFA and held a TEFRA hearing on June 16th. The City is expected to receive approximately \$2,375 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$3,800,000	\$1,454,400
Developer Equity & Deferred Fee:	\$	\$ 315,977
LIH Tax Credit Equity:	\$ 400,000	\$2,202,083
Direct & Indirect Public Funds:	\$5,050,094	\$5,825,094
Other (Reserves & Operating Income):	<u>\$ 76,000</u>	<u>\$ 76,000</u>
Total Sources:	\$9,326,094	\$9,873,554

Uses of Funds:	
Land Purchase:	\$4,786,094
Hard Construction Costs:	\$2,334,863
Architect & Engineering Fees:	\$ 297,000
Contractor Overhead & Profit:	\$ 165,137
Developer Fee:	\$ 655,129
Relocation:	\$ 20,000
Cost of Issuance:	\$ 132,825
Capitalized Interest:	\$ 87,958
Other Soft Costs:	<u>\$1,394,548</u>
Total Uses:	\$9,873,554

Terms of Transaction:

Amount:	\$3,800,000
Maturity:	15 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	March 2012.

Public Benefit:

The Kenneth Henry Court Apartments will provide 50 affordable apartments for low-income households with incomes at or below the area median income. Oakland's low-income community has a serious need for of affordable housing. This project will help keep the project affordable for another 55 years.

Percent of Restricted Rental Units in the Project: 100%
60% (30 Units) restricted to 50% or less of area median income households; and
40% (20 Units) restricted to 60% or less of area median income households; and
Unit Mix: 1, 2, 3 and 4 bedrooms
Term of Restriction: 55 years

Finance Team:

Lender:	US Bank
Bond Counsel:	Jones Hall, LLP
Lender Counsel:	Kutak Rock
Issuer Counsel:	Squire Sander LLP
Borrower Counsel:	Gubb & Barshay, LLP
Financial Advisor:	Community Economics, Inc.

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution in the amount of \$3,800,000 of tax-exempt private activity bonds to finance the acquisition and rehabilitation of the Kenneth Henry Court Apartments project located in the City of Oakland, Alameda County, California.



DRASNIN MANOR APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	East Bay Asian Local Development Corporation
Action:	Final Resolution
Amount:	\$4,500,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Oakland, Alameda County, California
Activity:	Affordable Housing
Meeting:	February 24, 2012

Background:

The East Bay Asian Local Development Corporation (“EBALDC”) was created around the dream of buying and preserving a beautiful but deteriorated warehouse in Oakland’s Chinatown. That warehouse became the Asian Resource Center, a multi-service center to house social services and businesses. The Asian Resource center is home to EBALDC, various nonprofit agencies, retail businesses, medical facilities, school district classes, and the Asian Resource Art Gallery.

Since 1975, EBALDC community development efforts have included development of: Over 1,600 affordable apartments and townhouses in 17 developments, of which five are historic structures; 124 first-time homeownership units; and 280,000 square feet of space for community organizations, including space for nonprofit organizations, resident services, childcare and small businesses.

In 1999, EBALDC created the Neighborhood Economic Development (NED) Department. The NED Department is dedicated to empowering diverse low-income individuals, families, businesses, and community organizations by mobilizing resources and facilitating collaborations. The NED department includes the following program areas: Family Economic Success (FES), Resident Services and Community Planning and Organizing.

EBALDC is a certified Community Housing Development Organization (CHDO) in Alameda and Contra Costa Counties, and has won multiple awards for excellence in architectural design.

The Project:

The Drasnin Manor Apartments is an acquisition/rehabilitation of an existing apartment project with over 2,900 square feet of ground floor retail. The rehabbed apartments will consist of a 26 unit affordable family housing development that will house tenants with incomes below 50% of the Area Median Income. The 26 units will include one, two and three bedrooms. The rehabilitation is designed to address the deferred maintenance that has accumulated over the years. Amenities include a community room and a laundry room.

The City of Oakland:

The City of Oakland is a member of the CMFA and held a TEFRA hearing on November 14, 2011. Upon closing the City of Oakland is expected to receive approximately \$2,812 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$ 4,500,000	\$ 2,116,800
Developer Equity:	\$ 50,000	\$ 50,000
Deferred Developer Fee:	\$ 0	\$ 147,785
LIH Tax Credit Equity:	\$ 450,000	\$ 2,502,850
Direct & Indirect Public Funds:	<u>\$ 5,790,990</u>	<u>\$ 6,690,990</u>
Total Sources:	\$10,790,990	\$11,508,425

Uses of Funds:

Acquisition Costs:	\$ 4,532,448
On & Off Site Costs:	\$ 190,545
Hard Construction Costs:	\$ 3,051,425
Architect & Engineering Fees:	\$ 320,089
Contractor Overhead & Profit:	\$ 574,037
Developer Fee:	\$ 912,393
Cost of Issuance:	\$ 165,188
Capitalized Interest:	\$ 171,255
Other Soft Costs:	<u>\$ 1,591,045</u>
Total Uses:	\$11,508,425

Terms of Transaction:

Amount:	\$4,500,000
Maturity:	15 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	March, 2012

Public Benefit:

Twenty-five families will be able to enjoy high quality affordable housing in the City of Oakland. Amenities at the complex will include on-site parking, laundry facilities, picnic areas, community room and walking areas.

Percent of Restricted Rental Units in the Project: 100%
100% (25 Units) restricted to 50% or less of area median income households
Unit Mix: 1, 2 and 3 bedroom
Term of Restriction: 55 years

Finance Team:

Lender:	Citibank, N.A.
Lender Counsel:	Paul Hastings
Bond Counsel:	Jones Hall LLP
Issuer Counsel:	Squire Sanders LLP
Borrower Counsel:	Gubb & Barshay
Financial Advisor:	Community Economics, Inc.

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$4,500,000 for an affordable housing project located in the City of Oakland, Alameda County, California.



PIEDMONT APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Wasatch Properties
Action:	Final Resolution
Amount:	\$26,200,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Oakland, Alameda County, California
Activity:	Affordable Housing
Meeting:	February 24, 2012

Background:

Wasatch Properties' mission is to acquire undervalued properties, add value through rehabilitation and improvements and provide exemplary service to their residents, coworkers, business partners, suppliers and lenders. CEO, Dell Loy Hansen states, "Our business of caring for our fellow beings housing and security needs, performed with great respect, will leave a lasting mark on the communities and people we touch." This approach is carried over to their residential buildings. All of their apartments are dedicated to providing an environmentally friendly community which results in a lower impact on the environment. Their energy saving building materials and construction methods result in long term cost saving benefits to their residents.

Wasatch Properties currently has 60 plus apartment communities with over 15,000 units under management. Their properties are spread throughout California, Utah, Arizona, Colorado, and Washington.

The Project:

Piedmont Apartment is an Acquisition/Rehabilitation of a multi-family housing development located in the City of Oakland, California. The project is an existing 250-unit LITHC development with a total of 250 units of affordable rental housing apartments. The project will include a mix of studios and one-bedroom units for residents earning at or below 50% and 60% of

AMI. The 5-story building is of concrete construction and was built in 1974. The renovated property will offer improved landscaping, energy efficient windows, access for persons with disabilities, landscaped common areas, an upgraded community center, garage parking, 24-hour emergency maintenance, and upgraded/improved building systems including elevators. Unit amenities will include new flooring, cabinets, hardware, countertops, and appliances.

The City of Oakland:

The City of Oakland is a member of the CMFA and held a TEFRA hearing on December 16, 2011. Upon closing the City of Oakland is expected to receive approximately \$14,437 as part of the CMFA's sharing of Issuance Fees.

Project Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$26,200,000	\$26,200,000
LIH Tax Credit Equity:	\$ 5,378,402	\$ 8,731,287
Other (Income from Operations):	<u>\$ 3,352,885</u>	<u>\$ 0</u>
Total Sources:	\$34,931,287	\$34,931,287
 Uses of Funds:		
Land Purchase:	\$ 23,175,000	
Hard Construction Costs:	\$ 5,250,000	
Architect & Engineering Fees:	\$ 10,000	
Contractor Overhead & Profit:	\$ 315,000	
Developer Fee:	\$ 2,500,000	
Relocation:	\$ 305,000	
Cost of Issuance:	\$ 439,700	
Other Soft Costs:	<u>\$ 2,936,587</u>	
Total Uses:	\$ 34,931,287	

Terms of Transaction:

Amount:	\$26,200,000 (Not to Exceed)
Maturity:	30 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	March 2012

Public Benefit:

A total of 247 residents will continue to enjoy high quality affordable housing in the City of Oakland. Services at the complex will include on-site parking, laundry facilities, air conditioning, heated pool, and children's play areas and an on-site Learning Program.

Percent of Restricted Rental Units in the Project: 100%
10% (25 Units) restricted to 50% or less of area median income households; and
90% (222 Units) restricted to 60% or less of area median income households.
Unit Mix: Studios, 1 and 2 bedrooms
Term of Restriction: 55 years

Finance Team:

Lender:	Citibank, N.A.
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	Robinson & Cole
Borrower Counsel:	Chernove & Associates

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$26,200,000 for the Piedmont Apartments affordable housing project located in the City of Oakland, Alameda County, California.



THE WEBB SCHOOLS SUMMARY AND RECOMMENDATIONS

Applicant:	The Webb Schools
Action:	Final Resolution
Amount:	\$ 11,000,000
Purpose:	Finance and/or Refinance the acquisition, construction, improvement, renovation, and equipping of facilities for the Webb Schools located in the City of Claremont, Los Angeles County, California.
Activity:	Private School
Meeting:	February 24, 2012

Background:

The Webb Schools (“Webb”) are coordinated college-preparatory Schools for students in grades 9-12. Webb Schools of California (“WSC”), founded in 1922, enrolls 202 boys (127 boarding) and Vivian Webb School (“VWS”), founded in 1981, enrolls 198 girls (115 boarding). The Schools started its 2011-2012 year with 400 students, its largest enrollment ever. The Schools share the same campus, but provide separate, gender specific programs designed to foster the development of boys and girls. The third component of The Webb Schools is the Raymond M. Alf Museum of Paleontology, located on campus, which offers educational programs to Webb students and outreach programs for area schools and the public.

The mission of The Webb Schools is to develop leaders, men and women of character who demonstrate through their actions virtues of enduring worth. The Webb education inspires and nurtures high school boys and girls to become men and women who think creatively and boldly, act with honor and distinction, lead with the courage to do what is right and serve with a generous spirit.

The entire school community is dedicated to preparing their students to be leaders in both their public and private lives. Webb aspires to personal and community integrity through action characterized by the virtues of honesty, responsibility, respect, fairness and compassion. In the end, Webb graduates will have developed the desire, skills, and courage to take risks, to be

passionate, to empathize, and to engage the intellect, the imagination, and the heart in their own individual endeavors and for the greater good.

The Project:

The proceeds of the Bonds will be used to finance or refinance the acquisition, construction, renovation, improvement or equipping of certain school facilities and associated infrastructure, dormitories and faculty housing, a black-box theatre, digital media studio, and performing arts facilities, (classroom facilities, athletic facilities, and dining facilities, all of such projects to be located at 1175 West Baseline Road, Claremont, California, 91711. Funds will also be used to pay certain expenses incurred in connection with the issuance of the Bonds.

The City of Claremont:

The City of Claremont is a member of the CMFA and approved the transaction at the TEFRA Hearing held on February 14, 2012. The City will receive approximately \$6,900 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$ 10,700,000
Total Sources:	\$ 10,700,000

Uses of Funds:

Refinance of Existing Debt:	\$ 10,420,000
Cost of Issuance:	\$ 212,700
Rounding:	\$ 67,300
Total Uses:	\$ 10,700,000

Terms of Transaction:

Amount:	\$10,700,000
Maturity:	2041
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Estimated Closing:	March 1, 2012

Public Benefit:

The Webb Schools are a private co-educational boarding / day school serving a diverse community of students. Integrity, moral courage, unbounded thinking, and empathy are all values that their 56 educators instill in their 400+ students. Founder, Thompson Webb believed these core values would inspire good people to do great things.

As part of their curriculum students are encouraged to participate in community service activities in four local agencies in Claremont: Prison Library Project, CLASP (Claremont After-School tutoring Program), Leroy Haynes Foster Home, and the local animal shelter.

Finance Team:

Placement Agent:	George K. Baum & Company
Direct Purchase Bank:	Union Bank
Bank Counsel:	Nixon Peabody LLP
Bond Counsel:	Squire Sanders LLP
Issuer Counsel:	Stradling Yocca Carlsen & Rauth LLP
Borrower Counsel:	Squire Sanders LLP
Trustee:	Wells Fargo Bank, National Association

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution authorizing the issuance, sale and delivery of up to \$11,000,000 of tax-exempt bonds to finance or refinance the acquisition, construction, improvement, renovation and equipping of facilities, located in the City of Claremont, Los Angeles County, California.



FARGO SENIOR CENTER APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Christian Church Homes
Action:	Initial Resolution
Amount:	\$16,000,000 (Not to Exceed)
Purpose:	Finance Affordable Senior Multi-Family Rental Housing Facility Located in the City of San Leandro, Alameda County, California
Activity:	Affordable Senior Housing
Meeting:	February 24, 2012

Background:

Christian Church Homes of Northern California (“CCH”) is a private nonprofit 501(c)3 California corporation whose mission is to “Provide Affordable Quality Housing in Caring Communities.” Founded by ecumenical and community groups in 1961, CCH has been proudly fulfilling this mission for 50 years. CCH currently manages 61 facilities in 23 California cities and five other states, providing over 5,200 apartments of service-enriched, quality affordable rental housing. Through their dedication to service-enriched senior housing, CCH’s volunteer Board of Directors and dedicated personnel make a difference in the lives of over 6,000 seniors and families on a daily basis.

Christian Church Homes’ purpose is to meet the housing and supportive service needs of low-income and minority seniors. The first CCH affordable senior facility, Garfield Park Village in Santa Cruz, California opened in 1964. Since then, CCH has developed 21 new HUD Section 202 projects and has acquired and rehabilitated five HUD-insured affordable senior complexes at risk of converting to market-rate housing. CCH is currently constructing 73 apartments for low-income and minority seniors in a funded Section 202 project in downtown Oakland. Additional current development activity includes the refinance and rehabilitation of four CCH-managed properties in the HUD senior portfolio.

All but two facilities in the CCH family serve elderly residents, with over 5,000 units reserved for low- and very low-income seniors. The residents range in age from 62 to over 100 years old, and

reflect the ethnic, cultural, and religious diversity of their communities. On-site Supportive Service Coordination and accessible, adaptable unit design exemplify CCH's commitment to the ideal of empowering seniors to remain independent as they Age in Place. Many seniors in CCH facilities have been living in their apartment homes for over two decades.

The Project:

The Fargo Senior Center Apartment project is an Acquisition/Rehabilitation of a senior-family housing development located in the City of San Leandro. The proposed project consists of 75 units in four two-story residential buildings in a park-like setting. The property was developed as an ecumenical effort between Temple Beth Shalom and Christ Presbyterian Church in 1971 under the HUD Section 236 program which provided capital financing to construct Fargo's four residential buildings as well as partial Section 8 subsidies to 29 of the 75 units. The site has easy access to the 880 freeway and is just over a mile away from the Bay Fair Bart station. The development is well served by commercial developments such as grocery stores, pharmacies, banks, and a shopping mall, which can all be found along Washington Avenue, East Lewelling Boulevard, and East 14th Street.

The main building contains the manager's office, a resident's lounge, and mailboxes at the ground-level while the laundry room, dining room and kitchen, storage, maintenance and mechanical rooms are all located in the basement. The rear of the property has a large landscaped yard with tables and several seating areas throughout, a putting area, as well as a resident's vegetable garden. The unit mix for the development includes 48 studio units, 25 one-bedrooms and 2 two-bedroom units (manager's units). This financing will continue to provide affordable housing for 75 seniors for another 55 years.

The City of San Leandro:

The City of San Leandro will need to become a member of the CMFA and hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$10,000 as part of CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds

Tax-Exempt Bond:	\$12,498,768
Deferred Costs:	\$ 2,500,054
Seller Carryback Loan:	\$ 5,039,639
Seller Land Grant:	\$ 799,677
Existing Project Reserves:	\$ 365,293
Equity:	<u>\$ 934,539</u>
Total Sources:	\$22,137,970

Uses of Funds:

Acquisition Costs:	\$ 799,677
Building Acquisition Costs:	\$ 5,595,616

Rehabilitation:	\$10,073,640
Architectural & Engineering:	\$ 391,250
Legal & Professional Fees:	\$ 521,250
Permits/ Fees/ Relocation:	\$ 714,334
Developer Fee:	\$ 2,500,000
Transition/ Operation Reserves:	\$ 503,840
Construction Loan Interest:	\$ 742,857
Cost of Issuance:	<u>\$ 295,506</u>
Total Uses:	\$22,137,970

Terms of Transaction:

Amount:	\$16,000,000 (Not to Exceed)
Maturity:	15 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	June 2012

Public Benefit:

A total of 75 senior citizens will be able to enjoy high quality, independent, affordable housing in the City of San Leandro. Services at the complex will include a community room. The acquisition and rehabilitation of this of this project will provide affordable living in the City of San Leandro for another 55 years

Percent of Restricted Rental Units in the Project: 100%
52% (38 Units) restricted to 30% or less of area median income households; and
34% (25 Units) restricted to 35% or less of area median income households; and
14% (10 Units) restricted to 50% or less of area median income households.
Unit Mix: Studio and one bedroom
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	TBD
Borrower Counsel:	Goldfarb & Lipman
Financial Advisor:	California Housing Partnership Corp.

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$16,000,000 for the Fargo Senior Center Apartments affordable senior housing project located in the City of San Leandro, Alameda County, California.

Note: This transaction is subject to review and final approval at the Final Resolution.



WESTLAKE CHRISTIAN TERRACE EAST APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Christian Church Homes
Action:	Initial Resolution
Amount:	\$28,000,000 (Not to Exceed)
Purpose:	Finance Affordable Senior Multi-Family Rental Housing Facility Located in the City of Oakland, Alameda County, California
Activity:	Affordable Senior Housing
Meeting:	February 24, 2012

Background:

Christian Church Homes of Northern California (“CCH”) is a private nonprofit 501(c)3 California corporation whose mission is to “Provide Affordable Quality Housing in Caring Communities.” Founded by ecumenical and community groups in 1961, CCH has been proudly fulfilling this mission for 50 years. CCH currently manages 61 facilities in 23 California cities and five other states, providing over 5,200 apartments of service-enriched, quality affordable rental housing. Through their dedication to service-enriched senior housing, CCH’s volunteer Board of Directors and dedicated personnel make a difference in the lives of over 6,000 seniors and families on a daily basis.

Christian Church Homes’ purpose is to meet the housing and supportive service needs of low-income and minority seniors. The first CCH affordable senior facility, Garfield Park Village in Santa Cruz, California opened in 1964. Since then, CCH has developed 21 new HUD Section 202 projects and has acquired and rehabilitated five HUD-insured affordable senior complexes at risk of converting to market-rate housing. CCH is currently constructing 73 apartments for low-income and minority seniors in a funded Section 202 project in downtown Oakland. Additional current development activity includes the refinance and rehabilitation of four CCH-managed properties in the HUD senior portfolio.

All but two facilities in the CCH family serve elderly residents, with over 5,000 units reserved for low- and very low-income seniors. The residents range in age from 62 to over 100 years old, and

reflect the ethnic, cultural, and religious diversity of their communities. On-site Supportive Service Coordination and accessible, adaptable unit design exemplify CCH's commitment to the ideal of empowering seniors to remain independent as they Age in Place. Many seniors in CCH facilities have been living in their apartment homes for over two decades.

The Project:

The Westlake Christian Terrace East Apartment project is an Acquisition/Rehabilitation of a senior-family housing development located in the City of Oakland. The proposed project consists of 200 units in 1 building. The property was constructed in 1968 using one of the earliest versions of HUD 202 funding. The site has full time service coordinators and ample maintenance and management staff and has been well maintained over the years. This combination of services and housing has allowed their residents to age in place. The average age of a Westlake east resident is roughly 80 years of age.

The project site is adjacent to two large senior housing developments: CCH-owned Westlake Christian Terrace West, also 200 units, and Valdez Plaza, owned by Satellite Housing, with approximately 150 units. These 3 tightly knit sites are situated around 28th Street. Westlake East and West are connected through a walkway with seating areas, outdoor exercise equipment and a gazebo and breezeway, effectively welding these two CCH-owned sites into one community. Westlake East has 49 surface parking spaces (20 covered to the north and 29 uncovered along the frontage and south of the property). This financing will continue to provide affordable housing for 200 seniors for another 55 years.

The City of Oakland:

The City of Oakland is a member of the CMFA and will need to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$10,000 as part of CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds

Tax-Exempt Bond:	\$23,424,966
HUD & AHP Loans:	\$ 3,159,356
Seller Carryback:	\$ 8,232,130
Reserves:	\$ 1,341,997
Operations Proceeds:	\$ 492,783
Equity:	<u>\$14,680,875</u>
Total Sources:	\$51,332,107

Uses of Funds:

Land Acquisition:	\$ 370,000
Rehabilitation:	\$27,500,000
Architectural & Engineering:	\$ 1,365,853
Legal & Professional Fees:	\$ 880,000

Fees & Permits:	\$ 2,318,632
Contingency:	\$ 1,563,231
Construction Period Interest:	\$ 1,511,650
Developer Fee:	\$ 2,500,000
Repayment of Construction Loan:	\$12,722,866
Cost of Issuance:	<u>\$ 599,875</u>
Total Uses:	\$51,332,107

Terms of Transaction:

Amount:	\$28,000,000 (Not to Exceed)
Maturity:	15 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	June 2012

Public Benefit:

A total of 200 senior citizens will be able to enjoy high quality, independent, affordable housing in the City of Oakland. Services at the complex will include a community room, a roof deck, game room, library and lounge, and outdoor space for seating and relaxing. The property also has an updated surveillance system to keep the seniors safe. The acquisition and rehabilitation of this of this project will provide affordable living in the City of Oakland for another 55 years

Percent of Restricted Rental Units in the Project: 100%
55% (110 Units) restricted to 45% or less of area median income households; and
45% (90 Units) restricted to 50% or less of area median income households.
Unit Mix: Studio, one and two bedroom
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	TBD
Borrower Counsel:	Goldfarb & Lipman
Financial Advisor:	Community Economics

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$28,000,000 for the Westlake Christian Terrace East Apartments affordable senior housing project located in the City of Oakland, Alameda County, California.

Note: This transaction is subject to review and final approval at the Final Resolution.



CMFA Financings Enabled the Following Charitable Donations through the CFSC (2004-2012)

A Community of Friends -	\$ 10,000	Children's Day School -	\$ 6,333
A Place Called Home -	\$ 20,000	Children's Institute -	\$ 10,000
A Safe Place -	\$ 20,000	Chinatown Service Center -	\$ 5,000
ADONAI -	\$ 20,000	Clearwater Residential -	\$ 7,500
Alameda County -	\$ 8,503	Clinicas de Salud del Pueblo, Inc. -	\$ 15,000
All Peoples Christian Center -	\$ 10,000	Coalition for Responsible Comm. Dev. -	\$ 15,000
Alpha House -	\$ 10,000	Coastside Hope -	\$ 15,000
America Cares Foster Family Agency -	\$ 10,000	Comfort for Kids / Hospice of the East Bay -	\$ 20,000
America River Grange -	\$ 1,251	Community Catalysts of California -	\$ 10,000
Anaheim Community Foundation -	\$ 3,198	Community Gate Path -	\$ 12,796
Anaheim Interfaith Shelter -	\$ 15,000	Concept 7 -	\$ 10,000
Angel Flight Shelter -	\$ 30,000	Contra Costa Food Bank -	\$ 13,707
Arts Orange County -	\$ 10,000	Courageous Connections -	\$ 10,000
Asian Pacific Community Fund -	\$ 15,000	Court Appointed Special Advocates of OC -	\$ 10,000
Asian Pacific Dispute & Resolution Center -	\$ 5,000	Dana Point 5th Marine Regiment Group -	\$ 5,000
Asian Pacific Women's Center -	\$ 17,000	Daniel Hernandez Youth -	\$ 20,000
Asian Women's Shelter -	\$ 10,000	Desert AIDS Project -	\$ 20,000
Bay Area Outreach & Recreation Program -	\$ 15,000	Desert ARC -	\$ 25,000
Bayfront Youth -	\$ 10,000	Desert Cancer Foundation -	\$ 20,000
Bill Wilson Center -	\$ 20,000	Doors to Hope -	\$ 10,000
Borrego Community Health Foundation -	\$ 5,000	East Bay Children's Theater -	\$ 15,000
Boys & Girls Club of Coachella -	\$ 20,000	East Bay Zoological Society -	\$ 5,127
Boys & Girls Club of Redlands -	\$ 10,000	Eden Youth and Family Center -	\$ 2,778
Boys & Girls Club of San Francisco -	\$ 15,000	Eggelston Youth Center -	\$ 10,000
Boys & Girls Club of South Coast Area -	\$ 10,000	Eisenhower Medical Center	\$ 23,445
Bridge Housing -	\$ 15,578	Elevate Your Game -	\$ 20,000
Building Blocks for Kids -	\$ 15,000	Elmhurst Food Pantry -	\$ 2,778
Cabrillo Economic Development Corporation -	\$ 15,000	EPIC -	\$ 5,000
California Family Life Center -	\$ 10,000	Esalen -	\$ 10,000
California Youth Connection -	\$ 25,000	Family Crossroads -	\$ 15,000
Cameron House -	\$ 25,000	Fish Food Bank -	\$ 10,000
Camp Harmony -	\$ 20,000	Fisher House -	\$ 35,000
Cancer Angeles of San Diego -	\$ 30,000	Food Bank of Contra Costa & Solano County -	\$ 15,000
Canyon Acres Children & Family Services -	\$ 10,000	Food Bank of Monterey County -	\$ 10,000
Casa Romantica -	\$ 5,000	Food in Need of Distribution -	\$ 10,000
Center for Land Based Learning -	\$ 10,000	Foundation at Fairplex (Big Yellow Bus) -	\$ 10,000
Center for the Pacific Asian Family -	\$ 1,000	Foundation for CSU San Bernardino -	\$ 8,521
Chabad of California -	\$ 10,000	Foundation for Children's Dental Health -	\$ 3,061
Chapman College AmVet's Legal Clinic -	\$ 15,000	Freedom Station -	\$ 15,000
Charles Drew University -	\$ 20,000	Fresno County Economic Development Corp -	\$ 130
Child Net -	\$ 30,000	Friends of Tulare County -	\$ 7,188



CMFA Financings Enabled the Following Charitable Donations through the CFSC (2004-2012)

Furnishing Hope of Orange County -	\$ 25,000	Lincoln Child Center -	\$ 10,000
Gary Center -	\$ 20,000	Lodi House -	\$ 10,000
George Mark House -	\$ 30,000	Long Beach Museum of Art -	\$ 30,000
Get on the Bus -	\$ 10,000	Los Angeles Arts High Foundation -	\$ 15,000
Girl Scouts of Northern California -	\$ 10,000	Los Angeles Food Bank -	\$ 5,000
Good Sheppard -	\$ 20,000	Los Angeles Police Memorial Foundation -	\$ 15,000
Grace Land -	\$ 20,000	Los Angeles Regional Food Bank -	\$ 10,885
Great Northern Corporation -	\$ 5,000	Maitri -	\$ 25,000
Greater Stockton Foundation -	\$ 796	Make A Wish Foundation of LA -	\$ 30,000
Guardian Scholars -	\$ 20,000	Manzanita Services	\$ 5,000
Harbor House -	\$ 10,000	Mar Vista Family Center -	\$ 10,000
Healthy Neighborhoods Venture Fund -	\$ 14,171	Marjorie Mason Center -	\$ 15,000
High Sierra Resource Conservation & Developm	\$ 25,000	Martha's Village and Kitchen -	\$ 15,000
Hispanic Chamber of Commerce Edu. Fund -	\$ 10,000	Mary Graham Children's Shelter Foundation -	\$ 2,589
Homefront San Diego -	\$ 10,000	Meals on Wheels -	\$ 2,500
Hope Through Housing Foundation -	\$ 10,000	Micke Grove Zoological Society -	\$ 2,589
Hope University -	\$ 25,000	Moral Values Program -	\$ 25,000
Housing California -	\$ 20,000	Moss Beach Homes -	\$ 10,000
ICE Kids -	\$ 15,000	Muzeo Foundation -	\$ 6,889
Illumination Foundation -	\$ 15,000	National CORE -	\$ 7,937
Imagine LA -	\$ 2,500	Napethian Homes -	\$ 10,000
Industry Sheriffs Station YAL -	\$ 6,250	Naval Special Warfare Family Foundation -	\$ 20,000
Inspire Life Skills Training, Inc. -	\$ 3,750	Navy League of the U.S. San Diego Council -	\$ 65,000
Iraq Star -	\$ 20,000	Navy Seal Foundation -	\$ 30,000
IV Parks -	\$ 3,570	New Image Emergency Shelter for Homeless -	\$ 15,000
Jai Lao -	\$ 10,000	Niroga -	\$ 15,000
Joy Center -	\$ 40,000	North Peninsula Food Pantry -	\$ 9,453
Kennedy Commission -	\$ 5,000	Nor Cal Vet Cemetery Endowment Fund -	\$ 1,913
Kern Bridges Youth Homes -	\$ 10,000	Oak Grove -	\$ 10,000
Kern River Valley Senior Citizens -	\$ 10,000	Oak View Park & Resource Center -	\$ 945
Kettleman City Foundation -	\$ 4,253	Olive Crest -	\$ 35,000
Kids for the Bay -	\$ 10,000	Olive Crest Academy -	\$ 20,000
Kids Konnected -	\$ 10,000	Olive Crest Scholarship Fund -	\$ 20,000
Kids Turn -	\$ 10,000	Opera Noir -	\$ 10,000
Kidsworks -	\$ 20,000	Operation Gratitude -	\$ 20,000
Koreatown Youth & Community Center -	\$ 5,000	Operation Homefront -	\$ 20,000
Laborers of the Harvest -	\$ 9,000	Operation Mend -	\$ 75,000
Laura's House -	\$ 20,000	Operation Safehouse -	\$ 30,000
Lazarus Project -	\$ 15,000	Pacific American Volunteer Association -	\$ 20,000
Leukemia Lymphoma Society -	\$ 35,000	Pacific Institute -	\$ 1,866
LifeSTEPS -	\$ 15,000	Pasadena Senior Center	\$ 15,000



**CMFA Financings Enabled the Following
Charitable Donations through the CFSC (2004-2012)**

People Who Care -	\$ 5,000	ROWW -	\$ 5,000
Permission to Dream -	\$ 10,000	Stand Down 08 -	\$ 10,000
Picture Me Happy -	\$ 5,000	Stanislaus Foundation -	\$ 5,063
Pilipino Workers Center -	\$ 5,000	Stanton Little League -	\$ 5,000
Poverello House -	\$ 3,063	Step Up on Second -	\$ 10,000
Rainbow Family -	\$ 50,000	Susan G Komen Cure Foundation -	\$ 10,736
Ramona Animal Shelter -	\$ 2,344	Swords into Plowshares -	\$ 30,000
Retirement Housing Foundation -	\$ 15,000	Tender Loving Canines -	\$ 20,000
Richard Prado Senior Center -	\$ 10,000	Thai Community Development Center -	\$ 10,000
Rob Dyrdek Foundation -	\$ 25,000	The City of Commerce Scholarship Program -	\$ 6,250
Rose Center Theater -	\$ 10,000	The Harold Pump Foundation -	\$ 25,000
Rosemary Children -	\$ 10,000	The Restart Center -	\$ 10,000
Rural Communities Housing Dvlpmnt Corp -	\$ 15,000	Ties for Adoption (Regents of UofC) -	\$ 18,500
Rural Community Assistance Corporation -	\$ 15,000	Torrance Cultural Arts Center Foundation -	\$ 15,626
Sabin Children -	\$ 15,000	Tri-County Independent Living -	\$ 10,000
Sacramento Child Advocates -	\$ 15,000	UC Riverside Pathways to Success -	\$ 20,000
San Francisco Food Bank -	\$ 10,000	UCLA Entrepreneurship Boot Camp -	\$ 20,000
San Lorenzo Help Center -	\$ 2,779	UCLA Medical Student's Scholarship Fund -	\$ 10,000
San Pasqual Academy -	\$ 20,857	Unicorn Garden -	\$ 10,000
Search to Involve Pilipino Americans -	\$ 5,000	Union of Pan Asian Communities -	\$ 10,000
Senior Nutrition Services -	\$ 15,000	United Way of Central County -	\$ 2,344
SF Made -	\$ 5,000	United Way of Kern County Literacy Program -	\$ 9,000
Shelter From the Storm -	\$ 10,000	United Way of San Joaquin -	\$ 1,678
Sierra Child & Family Services -	\$ 10,000	Unity Counsel -	\$ 5,000
Sky High Training -	\$ 15,000	USO Northern California -	\$ 5,000
Society for the Blind	\$ 15,000	VCA Charities -	\$ 5,000
Solano Community Foundation -	\$ 5,432	Venice Community Housing -	\$ 10,000
Solano Economic Development Corporation -	\$ 4,953	Vernon Rotary Club -	\$ 6,250
Someone Cares Soup Kitchen -	\$ 10,000	Vista Del Mar -	\$ 20,000
Sonrisas Community Dental Center -	\$ 35,000	Volunteer Center of Orange County -	\$ 10,000
Sound Body Sound Mind -	\$ 10,000	WEAVE -	\$ 10,000
South Bay Children's Health Center -	\$ 70,000	West Marin Senior Services -	\$ 10,000
South Bay Youth -	\$ 12,437	West Side Children's Center -	\$ 35,500
Southeast Asian Community Alliance -	\$ 5,000	Wise and Healthy Aging -	\$ 15,000
Southern California Indian Center -	\$ 10,000	Women's Center of San Joaquin County -	\$ 10,000
SOVA -	\$ 25,000	Woman Haven -	\$ 10,000
SPARK -	\$ 40,000	Wonder Inc. -	\$ 10,000
SPUR -	\$ 4,623	YMCA San Diego Armed Services -	\$ 10,000
St. Barnabas Senior Services -	\$ 15,000	YMCA San Francisco -	\$ 5,666
St. Johns Child & Family Development Center -	\$ 23,000	YMCA Youth & Community Outreach -	\$ 5,000
St. Joseph's -	\$ 10,000	YMCA Montebello (Dinner at the Cannon)-	\$ 10,000
Stable Hands -	\$ 12,500		

Total Donations 2004 - 2012: \$3,425,350

CHARITABLE GRANT RECOMMENDATION

Beauty Bus Foundation - 11/4/2011
Beyond Shelter – 1/13/2012
Breathe California – 8/12/2011
California State University Philanthropic Foundation - 12/9/2011
CARE – 1/13/2012
Casa Cornelia Law Center – 11/18/2011
Community Partners – 12/9/2011
Community Services Unlimited – 11/4/2011
Courage to Be You – 2/24/2012
Festival of Arts – 2/3/2012
Foster Family Service – 1/13/2012
Grid Alternatives – 11/4/2011
Jewish Family & Children’s Services – 6/10/2011
KHEIR Center – 2/3/2012
La Familia Counseling Center – 2/3/2012
Mendocino Community Health Clinic, Inc. – 2/24/2012
New Day for Children – 2/24/2012
Orange Housing Development Corp – 2/3/2012
Raices – 2/24/2012
Riverside Sheriffs’ Association – 1/12/2012
SJB Child Development Centers – 8/12/2012
The Teen Project – 11/4/2011
The Gathering Inn – 9/2/2011

CHARITABLE GRANT GUIDELINES

Recipient: Board Members of the California Foundation for Stronger Communities

Purpose: To Provide an Outline of Charitable Grant Guidelines

CHARITABLE GUIDELINES:

1. Ensure charitable donations are directed towards organizations that:
 - a. Are in California communities.
 - b. Find it difficult to receive funding through other sources.
 - c. Have not received a charitable donation in the last three years. This is not meant to include those organizations that have enjoyed a fee reduction through a CMFA financing.
 - d. Do not require compliance monitoring by the CMFA or CFSC.
 - e. Are not in a category listed below:
 - i. Individuals, including scholarship or fellowship assistance
 - ii. For-profit entities, including start-up businesses
 - iii. Political, labor, religious, or fraternal activities
 - iv. Endowments
 - v. Film or video projects, including documentaries
 - vi. Travel, including student trips or tours
 - vii. Promotional merchandise
 - viii. Organizations other than IRS 501(c)(3), 501(c)(6), governmental, or tribal entities
2. A staff report must be provided to the Board at least 24 hours before donations are recommended or approved. Funds will not be dispersed on a cash advance basis.
3. Coordinate donation with municipal staff, elected officials, recipient and press to ensure everyone on the team benefits from our partnership and unique give back. Furthermore, the widest dissemination of the donation will further the goals of the CMFA, and provide the greatest chance for leveraging these funds by inducing other donations.
4. Suggested categories the CMFA through the CFSC could direct funds are:
 - a. Health Care
 - b. Education
 - c. Human Services
 - d. Affordable Housing
 - e. Cultural
 - f. Subcategories:
 - i. Youth
 - ii. Seniors
 - iii. Low/Moderate Income Individuals
5. Staff will distribute and process all charitable grants.

CHARITABLE GRANT RECOMMENDATION

Recipient: **BEAUTY BUS FOUNDATION** (11/4//2011)
Location: 11301 Olympic Blvd 303, Los Angeles, CA 90064
Purpose: Grooming services to the terminally ill
Website: www.beautybus.org
Revenue: \$131,103

MISSION/VISION:

Beauty Bus Foundation delivers dignity, hope and respite to chronically or terminally ill men, women and children and their caregivers through beauty and grooming services and pampering products.

BACKGROUND:

The Beauty Bus Foundation was founded in loving memory of Melissa Marantz Nealy who lost her battle with a degenerative neuromuscular disease at the age of 28. When her ability to leave the home became compromised, Co-Founder Alicia Marantz Liotta, Melissa's cousin, was able to schedule in-home beauty services through her connections within the beauty industry. Witnessing the hope, happiness and respite these services brought to Melissa, Alicia and Co-Founder Wendy Marantz Levine, Melissa's sister, were inspired to launch Beauty Bus Foundation to bring the same lift and gift of beauty to others.

Beauty Bus accomplishes our mission through:

- **In-Home Beauty and Grooming Services:** Beauty Bus' core program provides in-home beauty and grooming services, free of charge, to patients whose illness or condition prevents them from accessing a salon or spa and their caregivers.
- **Pop-Up Salons:** Beauty Bus creates Pop-Up Salons where patients and caregivers receive a variety of complimentary beauty and grooming services in a setting that promotes support and serenity.
- **Bag of Beauty Program:** Beauty Bus gives complimentary Bags of Beauty filled with pampering products to remind patients and caregivers that they deserve to look and feel beautiful.

FISCAL IMPACT:

Donations will help provide support to the programs that are offered.

BOARD OF DIRECTORS:

Dan Rosenson

Alicia Marantz Liotta

Wendy Marantz Levine

Ann Mincey

Richard Salkow

Lisa Sigell

Kathy Vincent

CHARITABLE GRANT RECOMMENDATION

Recipient: **BEYOND SHELTER** (1/13/2012)

Location: 205 South Broadway, Suite 608, Los Angeles, CA 90012

Purpose: Provides Help to Families that are Homeless.

Website: www.beyondshelter.org

Revenue: \$3,300,000

MISSION/VISION:

The mission of Beyond Shelter Housing Development Corporation is to expand opportunities available to low-income persons to obtain affordable, decent, safe and sanitary housing and to support the functions of Beyond Shelter, a California nonprofit benefit corporation. This mission will be accomplished through the development of affordable housing and mixed-use developments.

BACKGROUND:

Beyond Shelter is a non-profit organization founded in 1988 in response to increasing numbers of homeless families in Los Angeles and the need for a more comprehensive approach to serving them. Today, the mission of the agency is to develop systemic approaches to combat poverty and homelessness among families with children, and to enhance family economic security and well-being.

In 1988, Beyond Shelter introduced an innovation in the field at the time - "Housing First" for homeless families, which has since helped to transform both public policy and practice on a national scale. Through this new approach, rather than remain in shelters and transitional housing for months and sometimes years at a time, homeless families are assisted in (1) moving back into permanent housing as quickly as possible, and (2) then provided six months to one full year of individualized case management support to help them rebuild their lives.

The methodology is based largely on the belief that vulnerable and at-risk homeless families are more responsive to interventions and social services support after they are in their own housing rather than still living in emergency shelters or transitional housing. It is also premised on the belief that housing is a basic human right. Over the past twenty years, more than 4,300 homeless families have participated successfully in the program in Los Angeles.

FISCAL IMPACT:

Donations will help provide support to the programs that are offered for homeless families.

BOARD OF DIRECTORS:

Chairperson - Gerard Denny

Chair-Elect - Daryl L. Canham, Ed.D, MSN

Past-Chair - Hon. Rod Diridon, Sr.

Treasurer - Ted Mazzone

Secretary - Alan Goldsobel, MD

CHARITABLE GRANT RECOMMENDATION

Recipient: **BREATHE CALIFORNIA** (8/12/2011)

Location: 1469 Park Avenue, San Jose, CA 95126

Purpose: Provides primary and preventive health programs to low income families.

Website: www.borregomedical.org

Revenue: \$598,720

MISSION/VISION:

As the local lung health leader, Breathe California of the Bay Area fights lung disease in all its forms and works with its communities to promote lung health.

BACKGROUND:

Since 1911, their grassroots non-profit organization has dedicated itself to helping all local residents breathe easier. Originally founded as the Tuberculosis Society and later working under three other names (including the American Lung Association of Santa Clara-San Benito Counties, 1970-2005), they have offered a wide array of services that address the most pressing lung health issues of our time. This includes programs to:

- teach kids how to manage their asthma;
- prevent teens from using tobacco;
- assist smokers who want to quit;
- offer support to local COPD & lung cancer patients;
- advocate for clean air policies; and
- support innovative lung disease research.

They believe the most significant impact on people's lives takes place through local interaction. Through education, political advocacy, cutting-edge research and patient services, we use a comprehensive approach to promote healthy lifestyles and reduce the impact of lung disease. With a committed core of volunteers and staff who hold hope, determination, action and vigilance as the cornerstones to creating change, they will continue their drive to ensure we can all breathe easier.

FISCAL IMPACT:

Donations will help provide support to fighting lung disease.

BOARD OF DIRECTORS:

Chairperson - Gerard Denny

Chair-Elect - Daryl L. Canham, Ed.D, MSN

Past-Chair - Hon. Rod Diridon, Sr.

Treasurer - Ted Mazzone

Secretary - Alan Goldsobel, MD

CHARITABLE GRANT RECOMMENDATION

Recipient: CALIFORNIA STATE UNIVERSITY PHILANTHROPIC FOUNDATION (12/9/2011)

Location: 5500 University Parkway, San Bernardino, CA92407

Purpose: To Provide Educational Opportunities

Website: www.csubfoundation.csusb.edu

Revenue: \$

MISSION/VISION:

The CSUSB Philanthropic Foundation is a non-profit corporation chartered solely to support, benefit and advance the mission of California State University, San Bernardino.

The Foundation will actively pursue opportunities to promote the University, support fund-raising, and build strong community relationships. The Foundation will encourage gifts and financial support while creating learning opportunities for students, alumni, and the community that complement the University's teaching, research and public service goals driven by intellectual interaction and creativity.

BACKGROUND:

California State University, San Bernardino offers a challenging and innovative academic environment. The university seeks to provide a supportive and welcoming social and physical setting where students, faculty and staff feel they belong and can excel. The university provides students the opportunity to engage in the life of the campus, interact with others of diverse backgrounds and cultures, as well as participate in activities that encourage growth, curiosity and scholarly fulfillment. Through its branch campus in Palm Desert, the university mission extends to the Coachella Valley.

The CSUSB Philanthropic Foundation was created in 2011 as the charitable successor to The Foundation for California State University, San Bernardino. The prior foundation was established in 1995 and served as the primary auxiliary to the university, promoting charitable giving and supporting the enterprise operations.

The Foundation board is comprised of a volunteer board of directors, including community members and university leadership. The directors provide Cal State San Bernardino with expertise, regional knowledge, fiduciary oversight and advocacy focused on enhancing the role of private giving in achieving the mission of the university.

FISCAL IMPACT:

Donations will help provide support to programs or scholarships to students. The money would not go towards paying salaries.

BOARD OF DIRECTORS:

CHARITABLE GRANT RECOMMENDATION

Recipient: **COMMUNITES ADVOCATING FOR RESIDENT
EMPOWERMENT** (1/13/12)

Location: 531 Encinitas Blvd, Suite 206, Encinitas, CA 92024

Purpose: To Provide Educational Opportunities

Website: www.go2care.org

Revenue: \$ 298,552

MISSION/VISION:

Communities Advocating for Resident Empowerment (C.A.R.E.) is a California non-profit charitable corporation dedicated to providing comprehensive human services to low and moderate income residents living at affordable housing communities. This 501 (c) 3 organization was created to provide high-quality and consistent critical social services, educational programs, advocacy and training for children, youth, families and seniors living in affordable housing communities. We seek to create multi-faceted, sustainable models of service that are replicable and will reinforce self-empowerment, foster economic independence and encourage community involvement in all communities in which we serve.

BACKGROUND:

Communities Advocating for Resident Empowerment (C.A.R.E.) was created to provide children, youth, families and seniors living in affordable housing communities with critical social services and programs that reinforce self-empowerment, foster economic independence and encourage community involvement.

C.A.R.E. was formed through an association with Las Palmas Foundation, a real estate development company specializing in the development and long-term ownership of affordable rental housing. In providing solutions to the affordable housing challenge, the principals of Las Palmas recognized that besides building safe, secure neighborhoods, that enhancing the lives of residents through social service programming is essential.

They are proud to say in five years they have increased resources and services to 26 affordable housing communities across California (serving more than 4,000 residents).

FISCAL IMPACT:

Donations will help provide support to programs that are offered.

BOARD OF DIRECTORS:

Benji Philips
Sabrina Daneshvar
Joseph M. Michaels
Debbie Malmberg
Jason Stevenson
Krista Weymouth
B William Navaja

CHARITABLE GRANT RECOMMENDATION

Recipient: **CASA CORNELIA LAW CENTER** (11/18/11)

Location: 2760 5th Ave #200, San Diego, CA 92103

Purpose: To Provide Free Legal Assistance to Victims of Persecution Seeking Asylum

Website: www.casacornelia.org

Revenue: \$872,050

MISSION/VISION:

Casa Cornelia Law Center (CCLC) is a public service law firm providing quality pro bono legal services to immigrant victims of human and civil rights violations in greater San Diego for over eighteen years. Its efforts have been recognized by the United Nations, the State Bar of California, the Vera Institute for Justice, and the City of San Diego Human Relations Commission, among others.

BACKGROUND:

Casa Cornelia Law Center (CCLC) was founded in 1993 to provide free legal services to immigrants who cannot afford legal representation but have legitimate claims to immigration relief in three program areas: women and children who are victims of domestic violence, victims of persecution seeking asylum, and unaccompanied children.

CCLC's Volunteer Attorney Program maximizes limited resources by recruiting, training, and mentoring volunteer attorneys from the private bar who provide pro bono service to clients. In 2010 alone over 125 attorneys, from solo practitioners to attorneys from the major San Diego law firms, contributed over 10,000 hours in pro bono assistance. Casa Cornelia's Legal Internships and Clinical programs work in conjunction with local law schools to provide meaningful experiences for law students and undergraduates, including through a clinical program with the law schools of the University of San Diego, California Western, and Thomas Jefferson. With the consent of the immigration court, Casa Cornelia trains these law students to directly represent indigent asylum seekers under the supervision of a staff attorney. CCLC also holds quality MCLE educational programs, which provide continuing legal education to the San Diego legal community.

Asylum Program:

Casa Cornelia is committed to upholding the legal rights of individuals fleeing their native countries due to political, social, religious, or ethnic persecution. CCLC's clients are men and women who come to the U.S. from all over the world seeking asylum in the U.S. In 2010, CCLC assisted over 425 clients from over 50 countries, ranging from

victims of ethnic cleansing in Somalia, to political persecution in Ethiopia and religious persecution in Iraq.

Casa Cornelia provides free counsel and representation to indigent asylum seekers at each step of their immigration proceedings, from the initial screening interview, to each court appearance and throughout each level of appellate review. For non-detained or affirmative asylum seekers, outreach begins at general immigration clinics in communities throughout San Diego in conjunction with immigrant and religious organizations serving the diverse immigrant populations in this area. Outreach to detained or defensive asylum seekers is facilitated through the Pro Bono Office of the Executive Office for Immigration Review.

One client whose story exemplifies this experience is a CCLC client named Daria Ahmed. An advocate for women's rights Kurdistan, Northern Iraq, Daria was invited to speak at a conference in Washington D.C. in September 2001. Her speech, which criticized the Islamic political parties in Kurdistan and their tolerance of violence against women, including honor killings, was reported back in Iraq. Colleagues and family were warned that she would be killed if she returned to Iraq, and that the government would not be willing or able to protect her against the threats of the majority Islamic parties. Daria sought the assistance of Casa Cornelia, where she was represented by Andrea Caruso Townsend. Daria was granted asylum by the Asylum Office in Anaheim, California, and visa petitions were filed for her husband and for three children, eligible under asylum law to join Daria in the United States.

The invasion of Iraq, the reorganization of the immigration service into the Department of Homeland Security, and the war on terror created an administrative nightmare, in which family reunification was delayed. It took over three years for Daria's children to join her in San Diego, and it would be another five years before her husband could emigrate. Although he had led Kurdish forces in support of US forces during the Iraq war, his travel visa was being inexplicably withheld. After the considerable efforts, the local Congressman could not obtain any explanation for the delay. Andrea Townsend, with the support of Squire Sanders & Dempsey, took up the case again. She represented Daria and her family pro bono in a Federal mandamus suit, demanding that the US government explain why the visa had not been issued even though the application had been approved. As a result of the lawsuit, the issuance of his visa was accelerated and he arrived in San Diego in March 2010, reunited with his minor children for the first time in five years.

FISCAL IMPACT:

Charitable donations would go towards the specific services they provide.

CHARITABLE GRANT RECOMMENDATION

Recipient: **COMMUNITY PARTNERS** (12/9/11)
Location: 1000 Alameda Street, Suite 240, Los Angeles, CA 90012
Purpose: Partnership for Non-Profits
Website: www.communitypartners.org
Revenue: \$14,897,338

MISSION/VISION:

Community Partners accelerates ideas into action to advance the public good.

BACKGROUND:

Community Partners was established in 1992 to meet a growing need experienced by civic and social entrepreneurs in Southern California for a structure that freed them from red tape while they pursued the cause that animated them. Conceived as a “foundation for emerging philanthropies”, our "incubator" has grown steadily to include roughly 110 projects led by people who reflect the scope and diversity of the Southern California region and over a dozen strategic initiatives in partnership with funders, networks and established organizations. From initial investments of \$250,000, we have grown into a solid institution managing more than \$10 million a year in revenue.

More than a dozen funders now partner with us on major local, statewide, and national initiatives to leverage grant dollars and strengthen grantees. We support our grantmaking allies through management of program offices and regranting initiatives, facilitation of peer-learning events and conferences, and by providing capacity-building services to grantees.

FISCAL IMPACT:

Charitable donations would go towards the specific programs that Community Partners promotes.

BOARD OF DIRECTORS:

Lisa Cleri Reale

William Choi

Steve Meier

Deidre Lind

James De Bree

Andrea Capachietti

Janet Clayton

Eladio Correa

Gary Erickson

Irwin Jaeger

Ann Reiss Lane

Steven Nissen

Perry Parks

Joy Picus

Jack Shakely

CHARITABLE GRANT RECOMMENDATION

Recipient: **COMMUNITY SERVICES UNLIMITED** (11/4/11)
Location: 1344 ½ West Martin Luther King Blvd., Los Angeles, CA 90037
Purpose: To strengthen communities through activism
Website: www.csuinc.org
Revenue: \$302,000

MISSION/VISION:

Our mission is to foster the creation of communities actively working to address the inequalities and systemic barriers that make sustainable communities and self-reliant life-styles unattainable.

We are committed to supporting and creating justice-driven community-based programs and educational initiatives, which seek to foster dialogue, and create awareness and critical consciousness.

We envision equitable, healthful and sustainable communities that are self-reliant, inter-relating and where every individual has the support and resources needed to develop to their fullest capacity.

BACKGROUND:

Community Services Unlimited Inc. (CSU) is a 501c3 established in 1977 and head quartered in South Central Los Angeles. Since then it has created community programs and organizing campaigns like the early Safe Seniors to the more recent Free Medical Screening Program and the most recent From the Ground Up. CSU has also provided fiscal sponsorship and support for many grass roots organizing efforts ranging in diversity from Police Watch, Community in Support of the Gang Truce, and Food Forestry International.

The Community Food Village Project has been developed in direct response to the needs expressed by community members during the A.C.T.I.O.N. (Active Community to Improve Our Nutrition) community food assessment that was completed in January 2004. Together their programs work to create a sustainable local food system where food is grown, distributed and bought within their community, incorporating training and educational programs, the creation of jobs and entrepreneurial opportunities and supported by partnerships with regional farmers.

FISCAL IMPACT:

Charitable donations would go towards the specific programs that are offered.

BOARD OF DIRECTORS:

Denis Burgher

Neelam Sharma

Katie Peterson

B. Kwaku Duren

Genethia Hudley-Hayes

Anjali Nath

CHARITABLE GRANT RECOMMENDATION

Recipient: **COURAGE TO BE YOU (CB2Y) (02/24/2012)**

Location: 3031 Stanford Ranch Rd, Ste. 2, #433, Rocklin, CA

Purpose: Provides a safe group home setting for minors aged 11-17 who are victims of commercial sexual exploitation

Website: www.couragetobeyou.org

Revenue: \$798,266

MISSION/VISION:

To make a difference in the world one person at a time.

BACKGROUND:

Domestic sex trafficking of minors is a prominent and growing issue in the greater Sacramento area. In the last several years, a local FBI task force has recovered over 200 girls being sold for sex; the youngest was eleven years old. According to the U.S. Department of Justice the average age of U.S. children being forced into child prostitution (i.e. sex trafficking) is 12–14 years old. Of the 200 girls rescued in the Sacramento area, a large percentage of them have no home, no family, and no services to support them.

Courage to Be You operates a safe home for these young children and offers them healing for their physical, spiritual and emotional wounds. The organization is state-licensed to provide long-term residential level 12 group home with beds for six girls, ages 11 – 17. Law enforcement has been working diligently to stop this crime but are not equipped to handle the emotional healing needed. Unfortunately, CB2Y cannot accommodate all of those in need. There are plans to build ten cottages on the 50-acre undisclosed property to accommodate sixty girls in the future.

FISCAL IMPACT:

Donations will help fund the construction of additional cottages and hire additional program staff to support the overwhelming need in the Sacramento region.

BOARD OF DIRECTORS:

Jenny Williamson
Cindy Gilliland
Mindi Russell
Dr. Gil Gtieglitz
Melissa Yocum
Russ Graeff
Jenny Munoz
Joel Midthun
Damon Gilliland
Bobbi Johnsen
Dr. John Jackson
Barbara Wilson

CHARITABLE GRANT RECOMMENDATION

Recipient: **FESTIVAL OF ARTS (2/3/2012)**

Location: 650 Laguna Canyon Road, Laguna Beach, CA 92651

Purpose: Preserve and Promote Artistic Endeavors

Website: www.foapom.com

Revenue: \$123,000

MISSION/VISION:

Our mission is to promote, produce, and sponsor events and activities that encourage the appreciation, study and performance of the arts.

BACKGROUND:

In the mid-1920s, the Art Association turned the town's old community center into a small one-room gallery. The gallery's popularity led to the artists' raising money for a larger permanent home, which they eventually secured at the corner of North Coast Boulevard and Cliff Drive, the present-day site of the Laguna Art Museum.

The small seaside village took great pride in its cultural establishment, which attracted visitors from all around. However, when the Great Depression swept the land, tourists had little money to spend and Laguna's residents struggled. As a means to draw much-needed business back to the art colony, the Art Association struck on the idea of a summer art festival, to be held the week following the 1932 Los Angeles Olympics in hopes that visitors would travel south to Laguna Beach before journeying home.

From its humble beginnings as a means of promoting and sustaining the fine arts in Laguna Beach, the Festival of Arts has matured into a world-renowned cultural institution drawing visitors from far and wide. The Festival of Arts and the City of Laguna Beach have grown up together, becoming inseparable in the eyes of residents and of the many patrons who return year after year to enjoy the world-class art of the Festival.

FISCAL IMPACT:

A charitable contribution would go to the art programs that are provided every summer. These programs are free of charge to the public.

BOARD OF DIRECTORS:

Scott Moore
John Rayment
John Campbell
Bob Earl
Jacquie Moffett

CHARITABLE GRANT RECOMMENDATION

Recipient: **FOSTER FAMILY SERVICE** (1/13/12)
Location: 2514 Cameo Dr. Suite B, Cameron Park, CA 95682
Purpose: Foster Family Service
Website: www.fosterfamilyservice.org
Revenue: \$994,714

MISSION/VISION:

Room for one more. In your heart and in your home.

BACKGROUND:

Since 1989 Foster Family Service has been certifying foster families to care for children in need of a safe, nurturing home. In their 21 year history they have placed thousands of children in both foster and adoptive homes. They serve nearly half of California's 58 counties, largely through the Central and Northern portions of the state.

- Their program is designed to provide quality foster and adoptive services for children who must live apart from their biological family.
- They accept children for placement through both short- and long-term care, who through no fault of their own, cannot safely live at home.
- The children in placement with our agency are age 0-18 years, most with a history of abuse, neglect and/or behavioral challenges. Some, however, are not victims of abuse, but have developmental disabilities that exceed their biological family's abilities.
- Their staff is master-degree trained, experienced and prepared to provide support and interventions 24/7.
- Each child referred to us for placement is evaluated based on all information available to us, so that the most appropriate match with one of our certified homes can be made.
- Through a combination of caring parents, well-trained and motivated social workers, and a network of community resources, we strive to see every child in our care return home or emancipate in a healthier conditions than when they came to us.

FISCAL IMPACT:

Charitable donations would go towards the specific programs that are offered.

BOARD OF DIRECTORS:

Erica McCray

Kent Shingles

Janice Jensen

Jacob Write

Joseph Kamp

CHARITABLE GRANT RECOMMENDATION

Recipient: **GRID ALTERNATIVES** (11/4/11)
Location: 1171 Ocean Avenue, Suite 200, Oakland, CA 94608
Purpose: Solar Powering Low-income Communities
Website: www.gridalternatives.org
Revenue: \$3,094,714

MISSION/VISION:

GRID Alternatives' mission is to empower communities in need by providing renewable energy and energy efficiency services, equipment and training. We believe making energy choices that are good for the environment can go hand-in-hand with improving the lives of those living in low-income communities. GRID Alternatives works collaboratively with communities and local organizations to identify specific needs and to develop renewable energy solutions that are environmentally, socially and economically sustainable.

BACKGROUND:

GRID Alternatives was founded during the 2001 California energy crisis by Erica Mackie, P.E., and Tim Sears, P.E., two engineering professionals who were implementing large-scale renewable energy and energy efficiency projects for the private sector. The vision that drove them was simple: why is free, clean electricity from the sun only available to big businesses and wealthy environmentalists, when it should be available to everybody? They wanted to develop a model to make this technology practical and accessible for low-income communities that need the savings the most, and where families often live in the shadow of polluting fossil-fuel power plants.

Every solar installation is a renewable energy “barn raising” that brings together environmental activists, advocates for low-income communities, green job trainees, community volunteers, and the homeowners themselves to participate in a fun, hands-on project that delivers immediate, tangible results: a fully installed solar electric system that provides immediate economic benefits to a local low-income family.

FISCAL IMPACT:

Charitable donations would go towards the specific programs that are offered.

BOARD OF DIRECTORS:

Karen Decker
Hill Blackett
Mardina Graham
Rick Lucien
Tim Sears
Erica Mackie
Kent Halliburton
Janice Jensen
Anup Jacob
Joseph Karp
Ian Thomson
Beth Trask

CHARITABLE GRANT RECOMMENDATION

Recipient: **JEWISH FAMILY AND CHILDREN'S SERVICES** (Marin)
(6/10/2011)

Location: 2150 Post Street, San Francisco, CA 94115

Purpose: To Strengthen Individuals, Families and Community

Website: www.jfcs.org

Revenue: \$776,752

MISSION/VISION:

Strengthening individuals. Strengthening families. Strengthening Community. That's what Jewish Family and Children's Services is all about.

BACKGROUND:

Jewish Family and Children's Services is one of the oldest and largest family service institutions in the United States, founded in 1850 by immigrant pioneers who arrived in California during the Gold Rush and created an extended family to care for each other.

Today, they continue to be that extended family, serving 65,000 people annually with the highest quality, research-based social services designed to strengthen individuals, strengthen families, and strengthen community.

As the problem-solving center for residents of San Francisco, Marin, Sonoma, Santa Clara, and San Mateo counties, they are a lifeline for children, families, and older adults facing life transitions and personal crises.

FISCAL IMPACT:

This charitable donation would go towards the many programs that are provided. This specific write up is towards the Marin group that focuses on children's needs.

BOARD OF DIRECTORS:

Nancy Goldberg
Paul Crane Dorfman
Michael J. Kaplan
Susan Kolb
Mark S. Menell
Claire M. Solot
Joseph Alouf
Ian H. Altman
Suzy Colvin
Tammy Crown
Don Friend
Lynn Ganz
Marsha W. Jacobs, MFT
Michael Janis
Ronald N. Kahn
Scott C. Kay
Sharon L. Litsky
Alexander S. Lushtak
Jan Maisel, MD
Galina Miloslavsky
Karen Pell
Lela Sarnat, PhD
Zoe Schwartz
James Shapiro
Candice Stark
Ronna Stone
Stephen Swire
Ingrid D. Tauber, PhD
Luba Troyanovsky
Douglas A. Winthrop

CHARITABLE GRANT RECOMMENDATION

Recipient: **KOREAN HEALTH EDUCATION INFORMATION AND RESEARCH CENTER (2/3/12)**

Location: 3727 w 6TH Street, Suite 210, Los Angeles, CA 90020

Purpose: Provides Health Care and Health Education Services.

Website: www.lakheir.org

Revenue: \$3,634,000

MISSION/VISION:

The KHEIR Center is committed to providing linguistically and culturally-sensitive quality primary healthcare and human services support to the underserved and uninsured residents of Southern California.

BACKGROUND:

The KHEIR Center was established in 1986 to serve as a bridge between the low-income, recently-immigrated, non-English speaking Korean community and the local health and social service providers. Today, KHEIR has evolved into a broad-based agency that provides services to the indigent population in four interrelated areas: Human Services, Senior Affordable Housing, Adult Day Health Care, and Healthcare Services.

In addition to the two adult day health care facilities and human services department, KHEIR currently operates the nation's only full-time community clinic with the Korean, Spanish and English language capabilities. In February 2006, the KHEIR Center opened the doors to its new home. Offering one-stop convenient service, the 2nd floor of the KOA Building at 3727 W. 6th Street is home to the consolidated Clinic, Human Services Department and the Administration. Primary goal for the KHEIR Community Clinic is to increase the public's access to quality healthcare by gradually growing its service capacity to 30,000 patient visits per year. Not only is KHEIR planning to increase capacity in order to expand access, we're also striving to fill the gap in specialty services as there is a paucity of such affordable services for our constituency.

FISCAL IMPACT:

Donations will help fund on-going programs and services.

BOARD OF DIRECTORS:

Erin Pak
Bart Christiansen
Chang Park
Justin Kim
Wilson Park
Il Sung Won
Karen Park
Maryann Reyes
Michael Chang
Peter Rho
Tina Hahn
Claudia Flores
Victor Kong

CHARITABLE GRANT RECOMMENDATION

Recipient: **LA FAMILIA COUNSELING CENTER** (2/3/12)

Location: 5523 34th Street, Sacramento, CA 95820

Purpose: Supports Quality of Life for At-Risk Youth and Families

Website: www.lafcc.org

Revenue: \$3,103,093

MISSION/VISION:

To improve the quality of life for at-risk youth and families of diverse backgrounds by offering multi-cultural counseling, support and outreach services and programs to help families to overcome adversity, to become empowered, and to succeed in their lives.

BACKGROUND:

La Familia Counseling Center (LFCC) has been providing services to at-risk youth and families in the Sacramento region for over 38 years. Their counseling, support services and programs are designed to help families to first overcome adversity. Staff works to help their clients to empower themselves and succeed.

Their programs touch all aspects of family life. They include:

- Birth & Beyond – Helping at-risk families acclimate to a new baby; Effective Family and Parenting Classes and Crisis Intervention.
- One Stop Career Center – career counseling, job placement, job training, GED preparation and testing, etc.
- Mental Health Services – includes early screening, diagnosis & treatment; Counseling and redirecting anger issues and continuing support
- Project Reach – At-Risk youth program designed for youth considering pre-gang or with a gang affiliation or of dropping out of school. The program provides positive alternatives, counseling and other services.
- Universal Youth Specialist – A dedicated specialist is assigned to serve clients age 16-21. The Specialist works with teens helping them with career choices, higher education, GED preparation, vocational training and providing vocational opportunities.
- Family Resource Center – provides workshops on parenting, finance, budgeting, gang awareness; Play & Grow Groups, year-round youth activities.

FISCAL IMPACT:

Donations will help fund on-going programs and services to at-risk youths and their families.

BOARD OF DIRECTORS:

Richard Brandsma
Jerol Brown
Joseph Samuel
Eva Garcia
Manny Hernandez
Erin Aaberg-Givans
Kit Dillon-Givas
Robert P. Deering
Christine Hall

CHARITABLE GRANT RECOMMENDATION

Recipient: **MENDOCINO COMMUNITY HEALTH CLINIC, INC.**
(2/24/12)

Location: 333 Laws Avenue, Ukiah, CA 95482

Purpose: Providing quality health care in Lake and Mendocino Counties

Website: www.mhcinc.org

Revenue: \$ 19,625,976

MISSION/VISION:

Mendocino Community Health Clinic provides access to excellent healthcare services for the most vulnerable people in our community. We ensure that there are no closed doors for those seeking primary health care at MCHC in Lake and Mendocino Counties.

BACKGROUND:

Mendocino Community Health Clinic, Inc. is a locally governed nonprofit healthcare organization serving Lake County and Mendocino County from three community clinics: In Ukiah at Hillside Health Center; in Lakeport at Lakeside Health Center; in Willits, at Little Lake Health Center.

MCHC believes that quality health care is a right and a responsibility of the community. Staff delivers primary health care in a supportive, nonjudgmental manner. They believe that patient involvement is critical while at the same time providing the education and resources so that their patients can take charge of their own health.

President, Lin Hunter recently stated, “The health status of residents we serve is deteriorating when compared with other California counties, and children especially have an especially difficult time accessing appropriate and timely health care. Transportation has been a significant barrier to accessing care in our community”.

The rural areas that MCHC serve have been especially hard hit by the recession. The community’s primary economic base historically has been tourism, agriculture and logging. Humboldt State University’s California Center for Rural Policy states that the region has 15.9% of the population living below the Federal Poverty Level.

FISCAL IMPACT:

The donation will support quality health care to all residents regardless of their ability to pay.

BOARD OF DIRECTORS:

John Pavoni

Robert O'Connell

Barbara Newell

Carlos Frausto

Bill Mergener, MPH

Anne Veno Caviglia

CHARITABLE GRANT RECOMMENDATION

Recipient: **NEW DAY FOR CHILDREN** (2/24/12)
Location: PO Box 439, Alamo, CA 94507
Purpose: To help children that are victims of human trafficking
Website: www.newdayforchildren.com
Revenue: \$187,655

MISSION/VISION:

Hope in the lives of girls caught in the despair of human trafficking.

BACKGROUND:

New Day for Children partners with caring individuals, law enforcement, social services, educational institutions, churches, corporations and other community leaders. Through these partnerships we provide children ages 10 - 18 with hope in place of the desperation of sexual abuse for commercial purposes. These modern-day slaves, estimated by many to be at least 100,000 and by others to be as high as 300,000 in number nationwide, have very few places to turn to find a future free from their slaveholders and those who prey upon them on the streets of communities all across America.

The programs provide safe and secure living environments for children from California and other referring states 24 hours per day, 365 days per year, until they are healthy and prepared to live again with their families or guardians or until attaining adulthood. The fully accredited curriculum is tailored to their individual academic level and life goals.

The children live in loving, nurturing family like environments where they have a hope of recovering their lost childhoods and building trust. The children and staff eat together and enjoy tasty healthy meals. Animal therapy is provided for the children to build trust, empathy and responsibility more quickly than might be otherwise possible.

The children have the opportunity and joy of serving others who like themselves, have experienced great challenges in their lives. They move beyond victim mode to seeing themselves as persons of dignity with something valuable and unique to contribute to society.

FISCAL IMPACT:

A charitable contribution would go towards the programs that New Day for Children oversees.

BOARD OF DIRECTORS:

Jon Blankmeyer

Paul Wilson

Kathy Wilson

CHARITABLE GRANT RECOMMENDATION

Recipient: **ORANGE HOUSING DEVELOPMENT CORP. (2/3/12)**

Location: 414 E. Chapman Avenue, Orange, CA 92866

Purpose: To Provide Programs to Those Living in Affordable Housing

Website: www.ohdcorp.com

Revenue: \$6,066,862

MISSION/VISION:

Orange Housing Development Corporation (OHDC) is a non-profit organization dedicated to providing secure, clean and attractive housing for people of low and moderate incomes.

BACKGROUND:

OHDC was founded in 1990, to increase the number of affordable housing units in California and to try to fill the void that cannot be filled by the private sector.

OHDC is committed to providing people with high quality, low-cost developments and responsive management services, while creating enjoyable and productive living environments. OHDC is committed to the enhancement of communities through the aesthetic value and economic vitality of the developments, and by our leadership and active participation in community affairs.

OHDC is committed to the long-term financial stability of every project. Decisions are guided by economics without compromising integrity. The goal is to utilize the funds available in the most responsible way possible and to leverage funds in order to obtain maximum quality production.

OHDC's ultimate goal is to help people. The corporation exists in order to improve quality of life by improving the environment.

FISCAL IMPACT:

A charitable contribution would go towards the programs that Orange Housing Development Corporation oversees.

BOARD OF DIRECTORS:

Judy Reynolds
Toni Carlton
Bill Utter
Ernestine Ransom
John Aust, Ph.D
Larry Sallinger
Fred Barerra
Marcella Fernandes
Robert Torres
Isabel Crist
Eduardo Vaca
Jennifer Magana
Jon Dumitru
Mark Murphy

CHARITABLE GRANT RECOMMENDATION

Recipient: **RAICES** (2/24/12)

Location: PO Box 714, Coachella, CA 92236

Purpose: To provide a safe place for the youth of Coachella Valley to congregate and be nurtured

Website: www.raicesdevalle.org

Revenue: \$New Entity

MISSION/VISION:

Raices Mission is to create a space for artistic and cultural expression, to promote healthy communities, and to strengthen the voice of the Eastern Coachella Valley.

BACKGROUND:

The Raices group hosts monthly open art studios sessions at the Raices community space to bring Artists together, share ideas and nurture the local art scene. Lunchtime discussion are set a regular monthly date for creating art at the space and discuss ways how the space can be used to display and promote local talent. Other programs that are provided are Monthly Movie Night, Art Shows, and Community Activism.

The Youth are encouraged to reach out and participate with the community, government and employers on how to create a better society. These mentoring programs give the youth guidance and direction.

FISCAL IMPACT:

The donation will be used to fund operations of the new organization.

BOARD OF DIRECTORS:

CHARITABLE GRANT RECOMMENDATION

Recipient: **RIVERSIDE SHERRIFFS' ASSOCIATION (1/13/12)**

Location: 6215 River Crest Dr. Ste A, Riverside, CA 92507

Purpose: Supports Law and Public Safety Employees in Riverside County

Website: www.rcdsa.org

Revenue: \$27,361,628

MISSION/VISION:

Serving Its Members from East to West

BACKGROUND:

The Riverside Sheriffs' Association is the Exclusive Employee Organization representing two bargaining units: the Law Enforcement Unit and the Public Safety Unit. The Law Enforcement Unit is comprised of all Deputy Sheriff's, Correctional Deputies, District Attorney Investigators, and Deputy Coroners employed by the County of Riverside. The Public Safety Unit is primarily comprised of Probation Officers, Juvenile Group Counselors, and Supervising Probation Officers. As the Exclusive Employee Organization representing these units, the RSA negotiates contracts with the County concerning wages, benefits, and other terms and conditions of employment. Currently, the RSA represents over 2,000 members from the Sheriff's Department, the Coroner's office, the District Attorney's office, and the Probation Department.

Finally, in accordance with their primary belief that effective law enforcement must be a joint effort between police and the communities they serve, RSA supports a number of charitable organizations including its very own Debbie Chisholm Memorial Foundation. DCMF is named after the daughter of one of our deputies who died of inoperable brain cancer. The purpose of the foundation is to grant wishes to terminally and catastrophically ill children within Riverside County. This foundation is something we are particularly proud of.

FISCAL IMPACT:

The donation would be directed to the DCMF. This foundation is for fallen Police Officers families.

BOARD OF DIRECTORS:

Dave Topping

Robert Joslen

Gabriel Carranza

Dayle Long

Michael McQueeney

Julie Gleeson

Gabriel Constantin

Chad Mariatt

Mark Anderson

Alberto Soria

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Ruben Rasso

Mathew Hughes

Tim Brause

Steve Albert

Mike Hyland

William Ljames

Charles Roberts

Richard Bonaddio

CHARITABLE GRANT RECOMMENDATION

Recipient: **SJB CHILD DEVELOPMENT CENTERS (8/12/2011)**

Location: 1400 Parkmoor Avenue, Ste. 220, San Jose, CA 95126

Purpose: Supports Child Care

Website: www.sjbcdc.org

Revenue: \$7,829,590

MISSION/VISION:

The mission of SJB Child Development Centers is to provide educational child care for children 0 to 12 years of age to strengthen and support families throughout Santa Clara County.

BACKGROUND:

Their mission stems from the vision of their organization's founders. Mr. Bill Williams, their former executive director, had a desire to help parents establish financial independence by creating a safe place where they could bring their children while they worked. He also set out to break the cycle of poverty by offering education-based child care so that the children at his center would have access to the same opportunities as those from more affluent families. San Juan Bautista Child Development Center was established with these goals in mind and quickly made a name for itself by being the first in Santa Clara County to offer toddler care, before and after school care and sick care services.

Today, SJB Child Development Centers is synonymous with excellence in child care and is the only provider in the county to hold all four licenses from California's Department of Social Services/Community Care Licensing (DSS/CCL) for Infant Care, Preschool, Extended Day Care and Sick Care. 95% of our clients are very low to moderate income and are served through 26 programs at 11 sites, all working to uphold Mr. Williams' vision of Building Better Tomorrows for Children and Families Today.

FISCAL IMPACT:

The donation will provide support to the specific programs that are offered.

BOARD OF DIRECTORS:

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Vandermade
- Gregg Nurnberg, Vice-Chair
Wells Fargo
- Nada Logan, Treasurer
Snap on Tools
- Andrea Rudominer, Secretary
Kaiser Permanente

Members

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LoMonaco & Company
- Deepa MacPherson
Stratford Schools
- Jackie Silveira
National Society of Hispanic MBA's
- Kevin Meza
Target Corp.
- Mattilon Smith Vanderhorst
County of Santa Clara, Retired

CHARITABLE GRANT RECOMMENDATION

Recipient: **THE TEEN PROJECT, INC.** (11/4/2011)

Location: 22431 B160 Antonio Parkway #527, Rancho Santa Margarita, CA 92688

Purpose: To Provide Foster Children Help When Aging out of Programs

Website: www.theteenproject.com

Revenue: \$229,177

MISSION/VISION:

To provide teens aging out of the foster care system with all of the resources and support of an intact family. To allow the greatest opportunity for a successful transition to adulthood.

BACKGROUND:

They are a volunteer centric organization. They have one full time employee paid by a direct grant. They have a team of over 60 committed volunteers working with them on a regular basis to provide the support and services for their youth. Their team consists of business owners, executives, system kids and caring community members.

Foster care ends at age 18. Foster care services end abruptly and these kids are forced to leave the only home they know. Most do not have a plan or a place to live. In most cases they leave foster care with little or no sustainable life-plan, and without the ability to reenter care. The foster parents are not obligated to prepare them and due to legal issues and deep budget cuts, their social workers are limited to what they can provide and must cut contact when they leave.

The Teen Project picks up where the laws fall short; giving these kids a chance at life. They believe taking them from their abusive parents, telling them they are "safe" now in foster care and dumping them on the street at an age where most young adults are about to begin the most exciting journey of their life, is double dipping on the abuse.

The Teen Project helps foster children make this tough transition into real life. Multiple services are provided. These range from care, hospice and counseling.

FISCAL IMPACT:

Donations go towards the programs that they provide. The money donated would stay within California and the programs that are run within the state.

BOARD OF DIRECTORS:

Laurie Burns

David Bernardi

Angela Combs

Gary Sladek

Amy Hooper

Carlee Okerman

Sarah Bates

Amy Bawden

Ken Burgess

Dr. Siri Smith

CHARITABLE GRANT RECOMMENDATION

Recipient: **THE GATHERING INN** (9/2/2011)
Location: 201 Berkeley Ave, Roseville, CA 95678
Purpose: Human Services/ Homeless Services/ Centers
Website: www.thegatheringinn.com
Revenue: \$628,549

MISSION/VISION:

To provide help to the homeless and underserved

BACKGROUND:

On a cold day in January 2004, a group of ministers in Placer County met to talk about a longstanding problem in the community—there was no safe and warm place for people to go if they lacked housing during the coldest months of the year. The ministers represented many different faiths, but felt united in their desire to help those who were suffering each night in the cold.

Together, the ministers imagined gathering those who were homeless into the warmth of their churches, to provide supper, overnight accommodations and hospitality. They discussed the nomadic model of care, which had been used successfully in many other parts of the country. It was a simple concept that appealed to them: the site of the hosting church would change from one night to the next.

Over the next year, the group began developing The Gathering Inn; working to design the operation, raise funds, purchase a bus, enroll 23 churches to serve overnight guests, develop an Advisory Board and receive 501 (c)(3) nonprofit status.

Today, The Gathering Inn provides a community-based response to people in need in south Placer County by offering hope, dignity and a secure place to rest at night, in addition to a wide range of services that help clients get back on their feet again.

FISCAL IMPACT:

Donations go towards the programs that they provide. The money can be given to the general fund, shelter, community health clinic or “clothing closet”.

BOARD OF DIRECTORS:

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Cheryl Snyder, Treasurer
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