



750 E. CAPITOL APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Community Housing Developers, Inc.
Action:	Initial Resolution
Amount:	\$125,000,000 (Not to Exceed)
Purpose:	Finance a Multifamily Affordable Housing Project Located in the City of Milpitas, Santa Clara County, California
Activity:	Affordable Housing
Meeting:	October 12, 2012

Background:

Community Housing Developers, Inc., a California 501(c)(3) nonprofit public benefit corporation (“CHD”), was incorporated in the State of California in June 1979. The mission of CHD is to increase and maintain the supply of quality affordable housing in Santa Clara County to meet the needs of low and moderate-income persons, particularly those with special needs such as seniors, single-parent families and the physically disabled. This mission has guided CHD throughout the years of its operation. Although its mission has not changed, the environment – the economic, political, social, and demographic conditions – in which CHD operates has changed, making it necessary for CHD to periodically review and modify its policies and strategies for increasing and maintaining the supply of affordable housing in the county.

Since inception, CHD has developed, acquired, or rehabilitated over 2,000 affordable housing units in the Bay Area. As part of its mission, CHD retains ownership of its developments to ensure their long-term affordability. CHD also has an extensive background in designing supportive service plans for residents, including oversight of the services program at the 700-unit El Rancho Verde, and the 133-unit Willow Glen senior community.

The Project:

The 750 E. Capitol is a new construction affordable multi-family housing project with 382 units to be located in the City of Milpitas, California. The project will consist of three 11-story high rise buildings and one parking garage. In addition, the project is located near a high efficient

transit system that residents will be able to access from their gated community. The families and individuals residing in the project will enjoy the project's many amenities including high speed internet, bocci ball courts, swimming pool & spa, playground, on-site retail, and fitness center. A total of 77 units of the 382 units will be reserved for qualified low income renters. These renters will soon have access to safe, clean affordable housing for 55 years.

The City of Milpitas:

The City of Milpitas is a member of the CMFA and will need to hold a TEFRA hearing. Upon closing, the City is expected to receive up to \$28,059 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond Proceeds:	\$113,359,721
Taxable Bond Proceeds:	\$ 8,175,474
City of Milpitas:	\$ 9,274,960
Equity:	<u>\$ 12,928,613</u>
Total Sources:	<u>\$147,863,768</u>

Uses of Funds:	
Land:	\$ 8,200,000
New Construction:	\$110,383,536
Architectural & Engineering:	\$ 4,230,087
Legal & Professional:	\$ 266,400
City Fees:	\$ 13,023,778
Financing Costs & Reserves:	\$ 5,438,340
OH&P:	\$ 2,500,000
Misc.:	\$ 808,729
Costs of Issuance:	<u>\$ 3,012,898</u>
Total Uses:	<u>\$147,863,768</u>

Terms of Transaction:

Amount:	\$125,000,000 (not to exceed)
Maturity:	17 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	April 2013

Public Benefit:

The 750 E Capitol Project will soon provide 77 affordable units for low-income multifamily households. The property located in the City of Milpitas. This is near the heart of Silicon Valley and is in serious need of a permanent affordable housing solution. Upon completion, this project will provide low-income affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 20%
20% (77 units) restricted to 50% or less of area median income households.
Unit Mix: 1, 2 & 3 bedrooms
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall PLC
Issuer Counsel:	Squire, Sanders LLP
Lender Counsel:	TBD
Borrower Counsel:	Goldfarb & Lipman LLP

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$125,000,000 for the 750 E Capitol affordable multifamily housing facility located in the City of Milpitas, County of Santa Clara, California.

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



ELDRIDGE GONAWAY COMMONS SUMMARY AND RECOMMENDATIONS

Applicant:	Resources for Community Development
Action:	Initial Resolution
Amount:	\$12,500,000 (Not to Exceed)
Purpose:	Finance Multi-Family Affordable Housing Located in the City of Oakland, County of Alameda, California
Activity:	Affordable Housing
Meeting:	October 12, 2012

Background:

Resources for Community Development's ("RCD") mission is creating and preserving affordable housing for people with the fewest options to build community and enrich lives. Over its 28 year history, RCD has grown from a small Berkeley-based special needs housing developer to being named one of the top 50 affordable housing developers in the country by Affordable Housing Finance magazine. This growth is fueled by their proven capacity to develop projects on time and on budget, and through the relationships they have forged and maintained with local governments, lenders, investors and neighbors over the years. Always looking for innovative ways to meet their goals, RCD was an early adopter of green and sustainable building practices and a pioneer of the integrated housing approach to special needs.

Founded by Berkeley community members in 1984, RCD has built up a portfolio of over 1,700 completed affordable units and has more than 500 additional affordable units currently in development. RCD continues to grow geographically and now operates in communities throughout Alameda, Contra Costa and Solano counties. As RCD's portfolio of completed developments has grown, they have expanded their asset management programs to continue to ensure the long-term success of their housing and their tenants. Awarded a Best Practices citation by LISC, RCD's excellent asset management staff guarantees that their completed projects remain strong both physically and financially. John Stewart Company's experienced property management is key to the success of affordable housing and is critical for their tenants and the neighbors of their developments. In addition, RCD's Resident Services and Empowerment Program (RSEP) provides tenants with the supportive services they need to retain their housing and succeed in their communities.

The Project:

Eldridge Gonaway Commons is an existing affordable housing development that was originally developed by Oakland Community Housing, Inc. (OCHI). OCHI has since become insolvent and non-existent, putting the long term affordability and integrity of the property at risk of being permanently lost from the community.

The overall property is made up of 7 buildings on a 1 acre site located at 275 E. 12th Street, Oakland, CA. The project was constructed in 1982 and the buildings are two- and three- stories wood-frame construction with asphalt shingle roofing, stucco siding and wood trim. The overall development is comprised of 40 residential units, of which 10 are one-bedroom, 14 are two-bedroom, 14 are three-bedroom and 2 are four-bedroom units. Unit sizes range from 671 sq. ft. to 1,524 sq. ft. The property has a community building, laundry facilities, children's playground, central open space, parking and one elevator. In addition to the common spaces, all of the residential units have private outdoor space through either balconies or fenced patio areas.

The rehabilitation scope for Eldridge Gonaway includes repairs and upgrades for the 6 residential buildings, the free standing community building and the surrounding site. The scope includes replacement of all kitchens, baths, and flooring. All of the hot water heaters and unit heaters will be upgraded to be more effective and more energy efficient. Insulation will also be added to improve the energy efficiency of the buildings overall, which will improve comfort for the residents and also help reduce their utility bills. All of the windows, exterior doors and sliding glass doors will be replaced with energy efficient selections as well. Minor architectural façade improvements as well as repainting of interiors and exteriors are also included.

Site improvements will include replacement of turf grass with synthetic grass, which will greatly reduce water and maintenance costs and will provide a more usable outdoor surface for children's play activities. The old play structure will be demolished and new play equipment and play surface will be installed outside of the community building. New site furniture, drought tolerant landscaping and an efficient irrigation system will also be installed. The community room will be remodeled and expanded slightly to provide a more open and more usable multi-purpose room.

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 County is expected to receive approximately \$7,500 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$12,500,000
City of Oakland:	\$ 2,509,533
Seller take back financing:	\$ 3,105,717
Seller cash loan:	\$ 128,000
Deferred Fee:	\$ 1,036,258
Equity:	<u>\$ 7,014,330</u>
Total Sources:	\$26,293,838

Uses of Funds:

Building Acquisition:	\$ 4,854,022
Rehabilitation:	\$ 8,825,763
New equipment:	\$ 100,000
Architectural & Engineering:	\$ 605,000
Legal and Professional:	\$ 310,282
Relocation:	\$ 750,000
Financing Costs & Reserves:	\$ 1,383,104
Repayment of construction loan:	\$ 7,000,000
Developer Fee:	\$ 2,210,153
Cost of Issuance:	<u>\$ 255,514</u>
Total Uses:	\$26,293,838

Terms of Transaction:

Amount:	\$12,500,000 (not to exceed)
Maturity:	17 years.
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	May 2013

Public Benefit:

RCD's acquisition and rehabilitation of Eldridge Gonaway Commons will make a major impact on the lives of the residents and on the stability of the surrounding neighborhood. The City of Oakland low-income community has a serious need for affordable housing. This project will continue to help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 100%

100% (39 units) restricted to 50% or less of area median income households.

Unit Mix: 2, 3 & 4 bedrooms

Term of Restrictions: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall PLC
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	TBD
Borrower Counsel:	Gubb & Barshay LLP
Financial Advisor	Community Economics

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$12,500,000 for the Eldridge Gonaway Commons located in the City of Oakland, County of Alameda, California.

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



THE RENWICK SQUARE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Avanath Affordable Housing
Action:	Initial Resolution
Amount:	\$15,000,000 (Not to Exceed)
Purpose:	Finance Senior Affordable Housing Located in the City of Elk Grove, County of Sacramento, California
Activity:	Senior Affordable Housing
Meeting:	October 12, 2012

Background:

Avanath Capital Management is an investment management firm specializing affordable multi-family real estate and real estate-related investments. Led by Daryl J. Carter, the Avanath management team averages 22 years of experience and has successfully guided investment funds in defining growth opportunities and delivering attractive returns. The Avanath professionals have long-standing relationships with strong local, regional and national sponsors.

Although the Avanath name is newer in the affordable housing market the team has decades of experience. With the wealth of experience at Avanath, this firm seeks to acquire LIHTC portfolios and/or individual developments located in metropolitan markets that exhibit strong economic and multifamily fundamentals. Avanath intends to invest in, develop, redevelop and/or reposition well-located urban properties, particularly in areas underserved by institutional capital.

The Avanath Affordable Housing group, a subsidiary of Avanath Capital Management currently owns and operates 1,100 units of affordable multifamily apartments.

The Project:

The Renwick Square Senior Apartments is a 150 unit Acquisition/ Rehabilitation affordable senior development located in the City of Elk Grove, California. The project consists of 16, one- & two-story residential buildings and a single story leasing office/community building that was constructed in 1998. The project provides housing and support services to seniors with income at or below 60% of area median income. The project will continue to provide safe, clean affordable housing for another 55 years. The tenants will enjoy a community room, laundry facilities and outside living areas. There will also be a swimming pool, club house, library, and shuttle services.

The City of Elk Grove:

The City of Elk Grove will need to become a member of the CMFA and will need to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$9,375 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$14,339,496
Equity:	<u>\$ 3,584,874</u>
Total Sources:	\$17,924,370

Uses of Funds:

Land Acquisition:	\$ 2,591,225
Building Acquisition:	\$10,364,900
Rehabilitation:	\$ 2,400,000
Architectural & Engineering:	\$ 200,000
Legal and Professional:	\$ 200,000
Financing Costs:	\$ 300,000
Soft Costs & Due Diligence:	\$ 900,000
Developer Fee:	\$ 718,245
Costs of Issuance:	<u>\$ 250,000</u>
Total Uses:	\$17,924,370

Terms of Transaction:

Amount:	\$15,000,000 (not to exceed)
Maturity:	17 years.
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement.
Estimated Closing:	March 2012.

Public Benefit:

The Terrace Apartments will continue to provide 150 affordable apartments for low-income and very low income senior households. Elk Grove's low-income community has a serious need for affordable housing. This project will continue to help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 100%

20% (30 units) restricted to 50% or less of area median income households.

80% (120 units) restricted to 60% or less of area median income households.

Unit Mix: 1 & 2 bedrooms

Term of Restrictions: 55 years

Finance Team:

Lender:	Wells Fargo Bank
Bond Counsel:	Orrick, Herrington & Sutcliff LLP
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	SNR Denton
Borrower Counsel:	Nixon Peabody LLP

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$15,000,000 for the Renwick Square Senior Apartments affordable housing facility located in the City of Elk Grove, County of Placer, California.

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



SAN TOMAS GARDENS APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Charities Housing Development Corporation of Santa Clara County
Action:	Initial Resolution
Amount:	\$25,000,000 (Not to Exceed)
Purpose:	Finance Multi-Family Affordable Housing Located in the City of Campbell, County of Santa Clara, California
Activity:	Affordable Housing
Meeting:	October 12, 2012

Background:

The mission of Charities Housing Development Corporation (“CHDC”) is to develop, preserve, and manage affordable housing for low-income individuals and their families. Through service enhanced property management and structured resident involvement, Charities Housing contributes to the highest standards of human dignity and participation in our community.

For many years, Catholic Charities of Santa Clara County had known that affordable housing was one of the most significant needs of many people receiving services. As a result, Catholic Charities established the Division of Housing Development and Services in 1990 and formed Charities Housing Development Corporation (“Charities Housing”) in 1993 to address the need.

Charities Housing is organized as a Community Housing Development Organization (“CHDO”) where a third of their board members are representatives of the low-income community. Their award winning projects are located throughout Santa Clara County and the range of housing types includes service-enriched housing for extremely low-income individuals as well as traditional affordable multi-family housing. Charities Housing actively manages all properties and provides appropriate resident services through Catholic Charities.

The Project:

San Tomas Gardens is currently owned by CHDC and is a Rehabilitation comprised of 100 townhome style apartments situated in over 20 buildings on a 5.0 acre parcel in the City of Campbell. Charities Housing purchased the buildings in 1994. The amenities include a community room a central laundry room, two basketball courts and a tot lot. In addition, residents

enjoy onsite parking, landscaped green area and barbeque picnic areas. Proceeds from the bonds will be used to refinance existing debt and provide for rehabilitation of each unit. Both exterior and interior improvements will be made as well as the completion of deferred maintenance. Energy efficient roofing and insulation will be installed which will result in lower energy costs for the residents. Lastly, proceeds will be used to make the buildings ADA compliant and allow handicapped residents easier access to the site.

The County of Santa Clara:

The County of Santa Clara is a member of the CMFA and will need to hold a TEFRA hearing. Upon closing, the County is expected to receive approximately \$13,333 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$16,441,000
Seller Carryback & Interest:	\$ 9,689,314
City of Campbell, CDGB & RDA Loans:	\$ 88,316
Project Reserves:	\$ 840,000
Income from Operations:	\$ 740,690
Equity:	<u>\$12,193,385</u>
Total Sources:	\$39,992,705

Uses of Funds:

Land Acquisition:	\$ 2,500,000
Building Acquisition:	\$18,050,000
Rehabilitation:	\$ 9,671,934
Architectural & Engineering:	\$ 624,511
Legal and Professional:	\$ 165,000
Relocation:	\$ 1,250,000
Reserves:	\$ 749,445
Miscellaneous Soft Costs:	\$ 4,018,053
Developer Fee:	\$ 2,466,093
Cost of Issuance:	<u>\$ 497,669</u>
Total Uses:	\$39,992,705

Terms of Transaction:

Amount:	\$25,000,000 (not to exceed)
Maturity:	17 years.
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	May 2013

Public Benefit:

San Tomas Gardens Apartments will continue to provide 95 affordable apartments for low-income multi-family households. The City of Campbell low-income community has a serious need for affordable housing. Campbell is located just southwest of San Jose with many residents

working in Silicon Valley. This project will continue to help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 95%

76% (76 units) restricted to 50% or less of area median income households.

19% (19 units) restricted to 60% of area median income households.

Unit Mix: 2, 3 & 4 bedrooms

Term of Restrictions: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall PLC
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	TBD
Borrower Counsel:	Gubb & Barshay LLP
Financial Advisor	California Housing Partnership Corporation

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$25,000,000 for the San Tomas Gardens Apartments located in the City of Campbell, County of Santa Clara, California.

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



SIERRA VISTA I APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Charities Housing Development Corporation of Santa Clara County
Action:	Initial Resolution
Amount:	\$11,000,000 (Not to Exceed)
Purpose:	Finance Multi-Family Affordable Housing Located in the City of Mountain View, County of Santa Clara, California
Activity:	Affordable Housing
Meeting:	October 12, 2012

Background:

The mission of Charities Housing Development Corporation (“CHDC”) is to develop, preserve, and manage affordable housing for low-income individuals and their families. Through service enhanced property management and structured resident involvement, Charities Housing contributes to the highest standards of human dignity and participation in our community.

For many years, Catholic Charities of Santa Clara County had known that affordable housing was one of the most significant needs of many people receiving services. As a result, Catholic Charities established the Division of Housing Development and Services in 1990 and formed Charities Housing Development Corporation (“Charities Housing”) in 1993 to address the need.

Charities Housing is organized as a Community Housing Development Organization (“CHDO”) where a third of their board members are representatives of the low-income community. Their award winning projects are located throughout Santa Clara County and the range of housing types includes service-enriched housing for extremely low-income individuals as well as traditional affordable multi-family housing. Charities Housing actively manages all properties and provides appropriate resident services through Catholic Charities.

The Project:

Sierra Vista I Apartments is currently owned by CHDC and is a Rehabilitation of a 34 unit townhome style apartment complex consisting of 5 buildings on a 1.8 acre parcel located in the City of Mountain View. Charities Housing purchased the buildings in 1996. They have since

constructed a community room with a kitchen, handicap-accessible restrooms, a community laundry room and office space for the property management staff. In addition, the site has a large playground with playground equipment, onsite parking and carports for tenants. Proceeds from the bonds will be used to refinance existing debt and provide for rehabilitation of each unit. Both exterior and interior improvements will be made as well as the completion of deferred maintenance. Each unit will soon be individually metered so that residents will be able to better monitor their energy usage. Energy efficient roofing and insulation will be installed. Lastly, proceeds will be used to make the buildings ADA compliant and allow handicapped residents easier access to the site.

The City of Mountain View:

The City of Mountain View will need to become a member of the CMFA and hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$6,875 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$ 6,100,400
Seller Carryback Plus Interest	\$ 5,844,305
City of Mountain View Loans	
Plus Deferred Interest	\$ 375,311
Project Reserves	\$ 616,000
Income from Operations	\$ 125,325
Equity:	<u>\$ 4,675,224</u>
Total Sources:	\$17,736,565

Uses of Funds:

Land Acquisition:	\$ 480,000
Building Acquisition:	\$ 9,470,000
Rehabilitation:	\$ 2,956,705
Architectural & Engineering:	\$ 293,007
Legal and Professional:	\$ 170,000
Relocation:	\$ 390,000
Reserves	\$ 450,419
Misc Soft Costs:	\$ 1,979,471
Developer Fee	\$ 1,066,563
Cost of Issuance	<u>\$ 480,400</u>
Total Uses:	\$13,736,565

Terms of Transaction:

Amount:	\$11,000,000 (not to exceed)
Maturity:	17 years.
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	May 2013

Public Benefit:

Sierra Vista I Apartments will continue to provide 29 affordable apartments for low-income multi-family households. The City of Mountain View's low-income community has a serious need for affordable housing. Mountain View is located just south of Palo Alto, the heart of Silicon Valley. This project will continue to help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 85%

89% (26 units) restricted to 50% or less of area median income households; and

11% (3 units) restricted to 60% or less of area median income households.

Unit Mix: 2, 3 & 4 bedrooms

Term of Restrictions: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall PLC
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	TBD
Borrower Counsel:	Gubb & Barshay LLP
Financial Advisor	California Housing Partnership Corporation

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$11,000,000 for the Sierra Vista I Apartments located in the City of Mountain View, County of Santa Clara, California.

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



THE SUTTER TERRACE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Avanath Affordable Housing
Action:	Initial Resolution
Amount:	\$12,000,000 (Not to Exceed)
Purpose:	Finance Senior Affordable Housing Located in the City of Roseville, County of Placer, California
Activity:	Senior Affordable Housing
Meeting:	October 12, 2012

Background:

Avanath Capital Management is an investment management firm specializing affordable multi-family real estate and real estate-related investments. Led by Daryl J. Carter, the Avanath management team averages 22 years of experience and has successfully guided investment funds in defining growth opportunities and delivering attractive returns. The Avanath professionals have long-standing relationships with strong local, regional and national sponsors.

Although the Avanath name is newer in the affordable housing market the team has decades of experience. With the wealth of experience at Avanath, this firm seeks to acquire LIHTC portfolios and/or individual developments located in metropolitan markets that exhibit strong economic and multifamily fundamentals. Avanath intends to invest in, develop, redevelop and/or reposition well-located urban properties, particularly in areas underserved by institutional capital.

The Avanath Affordable Housing group, a subsidiary of Avanath Capital Management currently owns and operates 1,100 units of affordable multifamily apartments.

The Project:

The Sutter Terrace Senior Apartments is a 100 unit Acquisition/ Rehabilitation affordable senior development located in the City of Roseville, California. The project consists of 6, two-story residential buildings and a single story leasing office/community building that was constructed in 1998. The project provides housing and support services to seniors with income at or below 60% of area median income. The project will continue to provide safe, clean affordable housing for another 55 years. The tenants will enjoy a community room, laundry facilities and outside living

areas. There will also be a swimming pool, fitness center, clubhouse, library, beauty salon and laundry facilities.

The City of Roseville:

The City of Roseville is a member of the CMFA and will need to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$7,500 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$10,970,256
Equity:	<u>\$ 2,742,564</u>
Total Sources:	\$13,712,820

Uses of Funds:

Land Acquisition:	\$ 1,781,312
Building Acquisition:	\$ 7,125,246
Rehabilitation:	\$ 2,400,000
Architectural & Engineering:	\$ 200,000
Legal and Professional:	\$ 200,000
Financing Costs:	\$ 300,000
Soft Costs & Due Diligence:	\$ 900,000
Developer Fee:	\$ 556,262
Costs of Issuance:	<u>\$ 250,000</u>
Total Uses:	\$13,712,820

Terms of Transaction:

Amount:	\$12,000,000 (not to exceed)
Maturity:	17 years.
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement.
Estimated Closing:	March 2012.

Public Benefit:

The Sutter Terrace Senior Apartments will continue to provide 100 affordable apartments for low-income and very low income multi-family households. Roseville's low-income community has a serious need for affordable housing. This project will continue to help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 100%

20% (20 units) restricted to 50% or less of area median income households.

80% (80 units) restricted to 60% or less of area median income households.

Unit Mix: 1 & 2 bedrooms

Term of Restrictions: 55 years

Finance Team:

Lender:	Wells Fargo Bank
Bond Counsel:	Orrick, Herrington & Sutcliff LLP
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	SNR Denton
Borrower Counsel:	Nixon Peabody LLP

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$12,000,000 for the Sutter Terraces Senior affordable housing facility located in the City of Roseville, County of Placer, California.

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



TERRACINA OAKS APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	USA Properties Fund, Inc.
Action:	Final Resolution
Amount:	\$3,900,000
Purpose:	Finance Affordable Multi-Family Housing Located in the City of Auburn, County of Placer, California
Activity:	Affordable Housing
Meeting:	October 12, 2012

Background:

USA Properties Fund, Inc. ("USA") is a privately owned real estate development organization specializing in the creation of outstanding senior and family communities. Founded in 1981 and headquartered in Roseville, California, USA provides a full range of capabilities for community development, including financing, development, construction services, rehabilitation and property management. Their values, leadership and team structure reflect their success with the development, construction and acquisition/ rehabilitation of over 11,000 units of family and senior apartments in over 82 communities throughout California and Nevada.

USA employs over 325 individuals in two states. They also possess active State of California and State of Nevada Contractors Licenses as well as a State of California Department of Real Estate Broker's License. USA is an active Associate member of the California Redevelopment Association (CRA), is active in the Urban Land Institute (ULI), and has sitting Board Members within the North State B.I.A., C.B.I.A and HomeAid.

Nearly all of the communities developed by USA are public/private partnerships. They are confident in their ability to conceive and deliver developments worthy of local agency subsidy and participation. This commitment to enrich and revitalize communities at a neighborhood level is enhanced by our expertise in obtaining public subsidy bond and tax credit financing from local, state and federal sources. They take pride in creating inviting communities that are well known for their quality of construction, innovative design, appealing amenities and outstanding property management.

The Project:

The Terracina Oaks Apartments is an acquisition/ rehabilitation project that was built in 1994 as a 56 unit affordable family rental community. The Project is located on a 3.1 acre site at 12200 Gateway Court in the City of Auburn. The Terracina Oaks Apartments consists of 6 two-story garden walk-up apartment buildings and a leasing office with 83 uncovered parking spaces including 4 handicap spaces. There is a laundry facility, swimming pool and tot-lot play area. Planned renovations to individual units include Energy Star qualified appliances, energy efficient ceiling fans and lighting, resurfacing of cabinet and countertop, as well as repairs and efficiency upgrades to in-unit plumbing fixtures, HVAC systems and water heaters. Improvement to the building exterior includes roof maintenance, siding repair and painting.

The County of Placer:

The County of Placer is a member of the CMFA and held a TEFRA hearing on August 7, 2012. Upon closing, the County is expected to receive up to \$2,437 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:	\$3,900,000	\$2,105,000
Developer Equity:	\$ 158,035	\$ 361,246
LIH Tax Credit Equity:	\$ 566,568	\$1,888,560
Direct & Indirect Public Funds :	\$2,595,583	\$2,595,583
Other:	<u>\$ 0</u>	<u>\$ 269,797</u>
Total Sources:	\$7,220,186	\$7,220,186

Uses of Funds:

Acquisition/Land Purchase:	\$3,900,000
On-Site & Off-Site Costs:	\$ 340,000
Hard Construction Costs:	\$1,279,294
Architect & Engineering Fee:	\$ 35,000
Contractor Overhead & Profit:	\$ 112,701
Developer Fee:	\$ 795,527
Relocation:	\$ 5,000
Cost of Issuance:	\$ 387,474
Other Soft Costs (Marketing, etc):	<u>\$ 365,190</u>
Total Uses:	\$7,220,186

Terms of Transaction:

Amount:	\$3,900,000
Maturity:	30 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	October 2012.

Public Benefit:

The Terracina Oaks Apartments will continue to provide 55 affordable apartments for low-income and very low income households. Placer County's low-income community has a serious need for affordable housing. This project will continue to help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 100%

35% (19 units) restricted to 50% or less of area median income households; and

65% (36 units) restricted to 60% or less of area median income households

Unit Mix: 1, 2 and 3 bedrooms

Term of Restrictions: 55 years

Finance Team:

Lender:	Citibank, N.A.
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	Robinson & Cole LLP
Borrower Counsel:	Bocarsly Emden Cowan Esmail & Arndt LLP

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$3,900,000 for the Terracina Oaks affordable housing facility located in the City of Auburn, County of Placer, California.



THE TERRACES APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Avanath Affordable Housing
Action:	Initial Resolution
Amount:	\$30,000,000 (Not to Exceed)
Purpose:	Finance Affordable Multi-Family Housing Located in the City of Escondido, County of San Diego, California
Activity:	Multi-Family Affordable Housing
Meeting:	October 12, 2012

Background:

Avanath Capital Management is an investment management firm specializing affordable multi-family real estate and real estate-related investments. Led by Daryl J. Carter, the Avanath management team averages 22 years of experience and has successfully guided investment funds in defining growth opportunities and delivering attractive returns. The Avanath professionals have long-standing relationships with strong local, regional and national sponsors.

Although the Avanath name is newer in the affordable housing market the team has decades of experience. With the wealth of experience at Avanath, this firm seeks to acquire LIHTC portfolios and/or individual developments located in metropolitan markets that exhibit strong economic and multifamily fundamentals. Avanath intends to invest in, develop, redevelop and/or reposition well-located urban properties, particularly in areas underserved by institutional capital.

The Avanath Affordable Housing group, a subsidiary of Avanath Capital Management currently owns and operates 1,100 units of affordable multifamily apartments.

The Project:

The Terraces Apartments is a 190 unit Acquisition/ Rehabilitation affordable multi-family development located in the City of Escondido, California. The project consists of 13, two-story residential buildings and a single story leasing office/community building that was constructed in 1995. The project provides housing and support services to families with income at or below 60% of area median income. The project will continue to provide safe, clean affordable housing for another 55 years. The tenants will enjoy a community room, laundry facilities and outside living

areas. There will also be a swimming pool, spa, wading pool, children's playground, and computer lab.

The County of San Diego:

The County of San Diego is a member of the CMFA and will need to hold a TEFRA hearing. Upon closing, the County is expected to receive approximately \$14,166 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$28,658,527
Equity:	<u>\$ 7,164,631</u>
Total Sources:	\$35,823,158

Uses of Funds:

Land Acquisition:	\$ 5,419,838
Building Acquisition:	\$21,679,352
Rehabilitation:	\$ 4,560,000
Architectural & Engineering:	\$ 250,000
Legal and Professional:	\$ 250,000
Reserves:	\$ 500,000
Developer Fee:	\$ 1,450,000
Soft Costs:	\$ 1,463,968
Costs of Issuance:	<u>\$ 250,000</u>
Total Uses:	\$35,823,158

Terms of Transaction:

Amount:	\$30,000,000 (not to exceed)
Maturity:	17 years.
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement.
Estimated Closing:	March 2012.

Public Benefit:

The Terrace Apartments will continue to provide 190 affordable apartments for low-income and very low income multi-family households. Escondido's low-income community has a serious need for affordable housing. This project will continue to help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 100%

40% (76 units) restricted to 50% or less of area median income households; and

60% (114 units) restricted to 60% or less of area median income households.

Unit Mix: 1, 2, 3 & 4 bedrooms

Term of Restrictions: 55 years

Finance Team:

Lender:	Wells Fargo Bank
Bond Counsel:	Orrick, Herrington & Sutcliff LLP
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	SNR Denton
Borrower Counsel:	Nixon Peabody LLP

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$30,000,000 for the Terraces affordable housing facility located in the City of Escondido, County of San Diego, California.

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



CITY OF PORTERVILLE SUMMARY AND RECOMMENDATIONS

Applicant: City of Porterville

Action: Approve JPA Creation & Membership

Amount: \$23,000,000

Purpose: To Create a New JPA creating the Porterville Financing Authority

Activity: Creating JPA

Meeting: October 12, 2012

Background:

The CMFA has been requested by the City of Porterville (the “City”) to join it in creating a new Joint Powers Authority to be called the Porterville Financing Authority (“new JPA”). The new JPA would be a single purpose entity controlled by the City with the sole purpose of issuing bonds for the benefit of the City. The initial and immediate purpose of the JPA is to facilitate the issuance by the new JPA of the lease revenue bonds in order to refund the City’s outstanding Certificates of Participation (2005 Infrastructure Financing Project). Recent changes in California law have made it problematic for the City to issue debt through its own previously establish JPA.

The new JPA will be governed by a five-member Board which will consist of all members of the City Council. The officers of the new JPA will be staff members of the City. The CMFA and the City will be the only members and the new JPA will be limited to issuing bonds only for the City.

The Project:

The revenue bonds will finance and refinance needed improvements to the District’s municipal wastewater system.

Liability Issues for CMFA:

By approving this transaction, CMFA will become a member of the new JPA, but will have no role in the proposed bond transaction. CMFA has no liability of any kind for the obligations of the new JPA. CMFA will have no ongoing responsibilities for the administration or operation of the new JPA or maintenance of the bonds. CMFA counsel fees, as well as a transaction fee, will be paid from proceeds of the bond financing.

The firm of Quint & Thimmig LLP will serve as bond counsel for the transaction and is representing the City in the formation of the new JPA.

Terms of Transaction:

Amount:	\$23,000,000
Estimated Closing:	November, 2012.

Public Benefit:

The improvements consist of necessary upgrades to the City's municipal wastewater collection system designed to ensure continued system reliability and meet current regulatory requirements and enforcement actions.

Finance Team:

City:	City of Porterville
Underwriter:	Wulff, Hansen & Co.
Bond Counsel:	Quint & Thimmig LLP
Issuer Counsel:	Squire Sanders LLP

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Resolution authorizing the execution of a Joint Exercise of Powers Agreement by and between the California Municipal Finance Authority and the City of Porterville for the purpose of forming the new joint powers authority to be known as the Porterville Financing Authority.



**RANCHO SANTA MARGARITA
PUBLIC FINANCING AUTHORITY
SUMMARY AND RECOMMENDATIONS**

Applicant: City of Rancho Santa Margarita

Action: Approve JPA Creation & Membership

Amount: \$12,000,000

Purpose: To Create a New JPA forming the Rancho Santa Margarita Public Financing Authority

Activity: Creating JPA

Meeting: October 12, 2012

Background:

The City of Rancho Santa Margarita (the “City”) is a municipal corporation that provides municipal services, including street maintenance, street sweeping, street lighting, traffic signal maintenance, animal control, engineering, public works, building and planning operations, and law enforcement. The City is currently a member of the CMFA.

The CMFA has been requested by the City to join it in creating a new Joint Powers Authority to be called the Rancho Santa Margarita Public Financing Authority (“new JPA”). The new JPA would be a single purpose entity controlled by the City with the sole purpose of issuing bonds for the benefit of the City. The initial and immediate purpose of the JPA is to facilitate the issuance by the new JPA of the City’s upcoming lease revenue bonds in order to refund certain outstanding obligations of the City and to finance improvements within the City. Recent changes in the municipal market have resulted in an interest rate premium being charged to certificates of participation (as opposed to lease revenue bonds). Accordingly, with CMFA’s assistance the City desires to form the new JPA in order to issue lease revenue bonds in order to refinance the City’s outstanding Certificates of Participation (City Hall and Regional Community Center) (the “2003 Certificates”) and finance certain capital improvements, not limited to street improvements, street maintenance and park improvements, located within the City (the “Project”), at the most cost-effective rate.

Changes in the municipal markets have significantly widened the cost of borrowing through issuance of certificates of participation versus bonds. Substantively there is no difference between a lease revenue-secured COP and a lease revenue bond; the security for both forms of debt is identical.

Despite the fact that “lease revenue bonds” and “lease revenue COPs” are substantially the same, primary and secondary markets have widened the pricing between the two instruments to anywhere from 5 to 50 basis points.

The new JPA will be governed by a member Board which will consist of all members of the City Council. The officers of the new JPA will be staff members of the City. The CMFA and the City will be the only members and the new JPA will be limited to issuing bonds only for the City.

The Project:

The proceeds of the lease revenue bonds will be used to refinance the City’s outstanding Certificates of Participation (City Hall and Regional Community Center) (the “2003 Certificates”) and finance certain capital improvements, not limited to street improvements, street maintenance and park improvements, located within the City.

Liability Issues for CMFA:

By approving this transaction, CMFA will become a member of the new JPA, but will have no role in the proposed bond transaction. CMFA has no liability of any kind for the obligations of the new JPA. CMFA will have no ongoing responsibilities for the administration or operation of the new JPA or maintenance of the bonds. CMFA counsel fees, as well as a transaction fee, will be paid from proceeds of the bond financing.

The firm of Stradling Yocca Carlson & Rauth will serve as bond counsel and disclosure counsel for the transaction and is representing the City in the formation of the new JPA.

Anticipated Bond Closing:

December 2012

Public Benefit:

The refunding of the 2003 Certificates will provide cash-flow savings to the City and provide funds for the Project and other capital improvements located within the City.

Finance Team:

City:	City of Rancho Santa Margarita
City Attorney:	Woodruff, Spradlin & Smart
Underwriter:	To be determined
Bond Counsel:	Stradling Yocca Carlson & Rauth
CMFA Counsel:	Squire Sanders
Financial Advisor:	Fieldman, Rolapp & Associates

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Resolution authorizing the execution of a Joint Exercise of Powers Agreement by and between the California Municipal Finance Authority and the City of Rancho Santa Margarita for the purpose of forming the new joint powers authority to be known as the City of Rancho Santa Margarita Authority.



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

A Community of Friends -	\$ 10,000	Casa Romantica -	\$ 5,000
A Place Called Home -	\$ 20,000	Center for Land Based Learning -	\$ 10,000
A Safe Place -	\$ 20,000	Center for the Pacific Asian Family -	\$ 1,000
ADONAI -	\$ 20,000	Center of Domestic Peace -	\$ 15,000
Alameda County -	\$ 8,503	Chabad of California -	\$ 10,000
All Peoples Christian Center -	\$ 10,000	Chapman College AmVet's Legal Clinic -	\$ 15,000
Alpha House -	\$ 10,000	Charles Drew University -	\$ 20,000
America Cares Foster Family Agency -	\$ 10,000	Child Net -	\$ 30,000
America River Grange -	\$ 1,251	Children's Day School -	\$ 6,333
Anaheim Community Foundation -	\$ 3,198	Children's Institute -	\$ 10,000
Anaheim Interfaith Shelter -	\$ 15,000	Chinatown Service Center -	\$ 5,000
Angel Flight Shelter -	\$ 30,000	City of Commerce Scholarship Program -	\$ 6,250
Arts Orange County -	\$ 10,000	Clearwater Residential -	\$ 7,500
Asian Pacific Community Fund -	\$ 15,000	Clinicas de Salud del Pueblo, Inc. -	\$ 15,000
Asian Pacific Dispute & Resolution Center -	\$ 5,000	Coalition for Responsible Comm. Dev. -	\$ 15,000
Asian Pacific Women's Center -	\$ 17,000	Coastside Hope -	\$ 15,000
Asian Women's Shelter -	\$ 10,000	Comfort for Kids / Hospice of the East Bay -	\$ 20,000
Asian Youth Center -	\$ 10,000	Community Catalysts of California -	\$ 10,000
Bay Area Outreach & Recreation Program -	\$ 15,000	Community Gate Path -	\$ 12,796
Barrio Logan College Institute	\$ 25,000	Concept 7 -	\$ 10,000
Bayfront Youth -	\$ 10,000	Contra Costa Food Bank -	\$ 13,707
Beyond Shelter -	\$ 10,000	Courage To Be You -	\$ 25,000
Bill Wilson Center -	\$ 20,000	Courageous Connections -	\$ 10,000
Borrego Community Health Foundation -	\$ 5,000	Court Appointed Special Advocates of OC -	\$ 10,000
Boys & Girls Club of Anaheim -	\$ 20,000	Dana Point 5th Marine Regiment Group -	\$ 5,000
Boys & Girls Club of Coachella -	\$ 20,000	Dangerfield Institute of Urban Problems -	\$ 10,000
Boys & Girls Club of Redlands -	\$ 10,000	Daniel Hernandez Youth -	\$ 20,000
Boys & Girls Club of San Francisco -	\$ 15,000	Desert AIDS Project -	\$ 20,000
Boys & Girls Club of South Coast Area -	\$ 10,000	Desert ARC -	\$ 25,000
Bridge Housing -	\$ 15,578	Desert Cancer Foundation -	\$ 20,000
Brother Benno Foundation -	\$ 10,000	Desert Samaritans -	\$ 10,000
Building Blocks for Kids -	\$ 15,000	Doors to Hope -	\$ 10,000
Cabrillo Economic Development Corporation -	\$ 15,000	East Bay Children's Theater -	\$ 15,000
California Family Life Center -	\$ 10,000	East Bay Zoological Society -	\$ 5,127
California Youth Connection -	\$ 25,000	Eden Youth and Family Center -	\$ 2,778
Cameron House -	\$ 25,000	Eggelston Youth Center -	\$ 10,000
Camp Harmony -	\$ 20,000	Eisenhower Medical Center	\$ 23,445
Cancer Angeles of San Diego -	\$ 30,000	Elevate Your Game -	\$ 20,000
Canyon Acres Children & Family Services -	\$ 10,000	Elmhurst Food Pantry -	\$ 2,778
Casa Cornelia Law Center -	\$ 10,000	EPIC -	\$ 5,000

Total Donations 2004 - 2012: \$3,945,891



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

Esalen -	\$ 10,000	ICEC Kids -	\$ 15,000
Family Crossroads -	\$ 15,000	Illumination Foundation -	\$ 15,000
Families Forward -	\$ 5,000	Imagine LA -	\$ 2,500
Festival of Arts -	\$ 10,000	Industry Sheriffs Station YAL -	\$ 6,250
Fish Food Bank -	\$ 10,000	Inspire Life Skills Training, Inc. -	\$ 3,750
Fisher House -	\$ 35,000	Iraq Star -	\$ 20,000
Food Bank of Contra Costa & Solano County -	\$ 15,000	IV Parks -	\$ 3,570
Food Bank of Monterey County -	\$ 10,000	Jai Lao -	\$ 10,000
Food in Need of Distribution -	\$ 10,000	Jenesse Center -	\$ 15,000
Foster Family Service -	\$ 5,000	John Glen High School -	\$ 10,000
Foundation at Fairplex (Big Yellow Bus) -	\$ 10,000	John Tracy Clinic -	\$ 10,000
Foundation for CSU San Bernardino -	\$ 8,521	Joy Center -	\$ 40,000
Foundation for Children's Dental Health -	\$ 3,061	JuneCo -	\$ 25,000
Freedom Station -	\$ 15,000	Kennedy Commission -	\$ 5,000
Fresno County Economic Development Corp -	\$ 130	Kern Bridges Youth Homes -	\$ 10,000
Friends of Tulare County -	\$ 7,188	Kern River Valley Senior Citizens -	\$ 10,000
Deaf Seniors Foundation -	\$ 5,000	Kettleman City Foundation -	\$ 4,253
Furnishing Hope of Orange County -	\$ 25,000	Kids for the Bay -	\$ 10,000
Gary Center -	\$ 20,000	Kids Konected -	\$ 10,000
Gary Sinise Foundation -	\$ 10,000	Kids Turn -	\$ 10,000
Gathering Inn -	\$ 10,000	Kidsworks -	\$ 20,000
George Mark House -	\$ 30,000	Korean Health Edu Info & Resources Center -	\$ 20,000
Get on the Bus -	\$ 10,000	Koreatown Youth & Community Center -	\$ 5,000
Girl Scouts of Northern California -	\$ 10,000	Laborers of the Harvest -	\$ 9,000
Good Sheppard -	\$ 20,000	Laura's House -	\$ 20,000
Grace Land -	\$ 20,000	Lazarus Project -	\$ 15,000
Great Northern Corporation -	\$ 5,000	Leukemia Lymphoma Society -	\$ 35,000
Greater Stockton Foundation -	\$ 796	Liberty Hill -	\$ 25,000
Guardian Scholars -	\$ 20,000	LifeSTEPS -	\$ 15,000
Harbor House -	\$ 10,000	Lincoln Child Center -	\$ 10,000
Harold Pump Foundation -	\$ 25,000	Lodi House -	\$ 10,000
Healthy Neighborhoods Venture Fund -	\$ 27,712	Long Beach Museum of Art -	\$ 30,000
High Sierra Resource Conservation & Developm	\$ 25,000	Los Angeles Arts High Foundation -	\$ 15,000
Hispanic Chamber of Commerce Edu. Fund -	\$ 10,000	Los Angeles Food Bank -	\$ 5,000
HOMES -	\$ 10,000	Los Angeles Police Memorial Foundation -	\$ 15,000
Homefront San Diego -	\$ 10,000	Los Angeles Regional Food Bank -	\$ 10,885
Hope Through Housing Foundation -	\$ 10,000	Maitri -	\$ 25,000
Hope University -	\$ 25,000	Make A Wish Foundation of LA -	\$ 30,000
Housing California -	\$ 20,000	Manzanita Services	\$ 5,000
Housing With Heart -	\$ 10,000	Mar Vista Family Center -	\$ 10,000

Total Donations 2004 - 2012: \$3,945,891



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

MARSOC Foundation -	\$ 20,000	Queen of Hearts -	\$ 25,000
Marjorie Mason Center -	\$ 15,000	Rainbow Family -	\$ 50,000
Martha's Village and Kitchen -	\$ 15,000	Ramona Animal Shelter -	\$ 2,344
Mary Graham Children's Shelter Foundation -	\$ 2,589	Restart Center -	\$ 10,000
Meals on Wheels -	\$ 2,500	Retirement Housing Foundation -	\$ 15,000
Micke Grove Zoological Society -	\$ 2,589	Richard Prado Senior Center -	\$ 10,000
Miracle League of North Orange County -	\$ 20,000	Rob Dyrdek Foundation -	\$ 25,000
Moral Values Program -	\$ 25,000	Rose Center Theater -	\$ 10,000
Moss Beach Homes -	\$ 10,000	Rosemary Children -	\$ 10,000
Muzeo Foundation -	\$ 6,889	ROWW -	\$ 5,000
National CORE -	\$ 7,937	Rural Communities Housing Dvlpmnt Corp -	\$ 15,000
Napethian Homes -	\$ 10,000	Rural Community Assistance Corporation -	\$ 15,000
Naval Special Warfare Family Foundation -	\$ 20,000	Sabin Children -	\$ 15,000
Navy League of the U.S. San Diego Council -	\$ 65,000	Sacramento Child Advocates -	\$ 15,000
Navy Seal Foundation -	\$ 30,000	San Francisco Food Bank -	\$ 10,000
New Day for Children -	\$ 30,000	San Lorenzo Help Center -	\$ 2,779
New Image Emergency Shelter for Homeless -	\$ 15,000	San Pasqual Academy -	\$ 20,857
Niroga -	\$ 15,000	Search to Involve Pilipino Americans -	\$ 5,000
North Peninsula Food Pantry -	\$ 9,453	Senior Nutrition Services -	\$ 15,000
Nor Cal Vet Cemetery Endowment Fund -	\$ 1,913	Serene Haven -	\$ 25,000
Oak Grove -	\$ 20,000	SF Made -	\$ 5,000
Oak View Park & Resource Center -	\$ 945	Shelter From the Storm -	\$ 10,000
Olive Crest -	\$ 35,000	Sierra Child & Family Services -	\$ 10,000
Olive Crest Academy -	\$ 20,000	SJB Child Development Centers -	\$ 5,000
Olive Crest Scholarship Fund -	\$ 20,000	Sky High Training -	\$ 15,000
Opera Noir -	\$ 10,000	Society for the Blind	\$ 15,000
Operation Gratitude -	\$ 20,000	Solano Community Foundation -	\$ 5,432
Operation Homefront -	\$ 20,000	Solano Economic Development Corporation -	\$ 4,953
Operation Mend -	\$ 75,000	Someone Cares Soup Kitchen -	\$ 10,000
Operation Safehouse -	\$ 30,000	Sonrisas Community Dental Center -	\$ 35,000
Oscar De La Hoya Foundation -	\$ 10,000	Sound Body Sound Mind -	\$ 10,000
Pacific American Volunteer Association -	\$ 20,000	South Asian Network -	\$ 2,000
Pacific Institute -	\$ 1,866	South Bay Children's Health Center -	\$ 70,000
Pasadena Senior Center	\$ 15,000	South Bay Youth -	\$ 12,437
People Who Care -	\$ 5,000	Southeast Asian Community Alliance -	\$ 5,000
Permission to Dream -	\$ 10,000	Southern California Indian Center -	\$ 10,000
Picture Me Happy -	\$ 5,000	SOVA -	\$ 25,000
Pilipino Workers Center -	\$ 5,000	SPARK -	\$ 40,000
Poverello House -	\$ 3,063	SPUR -	\$ 4,623
Proyecto Pastoral -	\$ 10,000	St. Barnabas Senior Services -	\$ 15,000

Total Donations 2004 - 2012: \$3,945,891



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

St. Johns Child & Family Development Center -	\$ 23,000	YMCA Montebello (Dinner at the Cannon) -	\$ 10,000
St. Joseph's -	\$ 10,000	YMCA Youth & Community Outreach -	\$ 5,000
Stable Hands -	\$ 12,500		
Stand Down 08 -	\$ 10,000		
Stanislaus Foundation -	\$ 5,063		
Stanton Little League -	\$ 5,000		
Step Up on Second -	\$ 10,000		
Susan G Komen Cure Foundation -	\$ 10,736		
Swords into Plowshares -	\$ 30,000		
Teen Project -	\$ 15,000		
Tender Loving Canines -	\$ 20,000		
Thai Community Development Center -	\$ 10,000		
Ties for Adoption (Regents of UofC) -	\$ 18,500		
Torrance Cultural Arts Center Foundation -	\$ 15,626		
Tri-County Independent Living -	\$ 10,000		
UC Riverside Pathways to Success -	\$ 20,000		
UCLA Entrepreneurship Boot Camp -	\$ 20,000		
UCLA Medical Student's Scholarship Fund -	\$ 10,000		
Unicorn Garden -	\$ 10,000		
Union of Pan Asian Communities -	\$ 10,000		
United Outreach of El Dorado County -	\$ 10,000		
United Way of Central County -	\$ 2,344		
United Way of Kern County Literacy Program -	\$ 9,000		
United Way of San Joaquin -	\$ 1,678		
Unity Counsel -	\$ 5,000		
USO Northern California -	\$ 5,000		
VCA Charities -	\$ 5,000		
Venice Community Housing -	\$ 10,000		
Vernon Rotary Club -	\$ 6,250		
Vista Del Mar -	\$ 20,000		
Volunteer Center of Orange County -	\$ 20,000		
WEAVE -	\$ 10,000		
West Marin Senior Services -	\$ 10,000		
West Side Children's Center -	\$ 35,500		
Wise and Healthy Aging -	\$ 15,000		
Women's Center of San Joaquin County -	\$ 10,000		
Woman Haven -	\$ 10,000		
Wonder Inc. -	\$ 10,000		
YMCA San Diego Armed Services -	\$ 10,000		
YMCA San Francisco -	\$ 5,666		

Total Donations 2004 - 2012: \$3,945,891

CHARITABLE GRANT RECOMMENDATION

Afghan Coalition - 8/31/2012
African Advocacy Network - 8/31/2012
Arab Cultural and Community Center - 8/31/2012
Big Sur Health Center – 8/31/2012
California State University Philanthropic Foundation - 12/9/2011
Canyon Acres – 4/27/2012
CASA For Children – 5/18/2012
Communities Advocating for Resident Empowerment (CARE) – 1/13/2012
Community Housing Works – 10/12/12
Community Partners – 12/9/2011
Community Services Unlimited – 11/4/2011
Elk Grove Youth Dance, Inc. – 8/10/12
Exceptional Children’s Foundation - 10/12/12
Gahr High School (Athletic Department) – 10/12/12
Healthy Neighborhoods Venture – 6/29/2012
Indian Health Council – 6/8/2012
InnerCity Struggle – 10/12/2012
Khmer Girls in Action – 10/12/12
La Familia Counseling Center – 2/3/2012
Mendocino Community Health Clinic, Inc. – 2/24/2012
Narika - 8/31/2012
Orange Housing Development Corp – 2/3/2012
Raices – 2/24/2012
SEMAH – 8/31/2012
Sol La Music Academy – 10/12/12
Tomorrow's Aeronautical Museum – 10/12/2012
UCLA Mobile Clinic – 10/12/12
White Memorial Medical Center Charitable Foundation – 10/12/2012

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:
Are in California communities.
 - a. Find it difficult to receive funding through other sources.
 - b. 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.
 - c. Do not require compliance monitoring by the CMFA or CFSC.
 - d. 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: **AFGHAN COALITION** (8/31/2012)

Location: 39155 Liberty St. D-460, Fremont, CA 94538

Purpose: Provides Support Services for Afghan Families

Website: www.afghancoalition.com

Revenue: \$350,000

MISSION/VISION:

The mission of the Afghan Coalition is to empower underserved Afghan and multi-cultural families, women, and youth living in Southern Alameda County by providing advocacy, building community, developing youth leadership, encouraging civic engagement and promoting cross-cultural unity.

BACKGROUND:

The Afghan Coalition has taken a leadership role in Southern Alameda County, providing significant contributions to the development of resources and infrastructure for serving immigrant and refugee populations. In 2009, the agency underwent a strategic planning process with the help of consultants and community participation to assess organizational effectiveness and areas to focus programming and growth. The project engaged community stakeholders, staff and board members to develop a new three- to five-year strategic plan.

Afghan Coalition programs improve the health and well-being of Bay Area Afghan communities and increase their ability to become self-sufficient contributing members of society by increasing access to public and private services and resources; improving the ability of women and girls to deal with critical family issues, develop economic self-sufficiency, access health services, support their children in school, and escape situations in which there is domestic abuse; improving the leadership skills, self-esteem, and cultural identity of Afghan youth; building a sense of community ownership and pride; and creating an interchange between Afghans and other Bay Area communities.

FISCAL IMPACT:

Donations will help provide support to the four programs that are provided. programs that are offered; Afghan Mental Health, Afghan Women's Breast Health, Domestic Violence and Microenterprise Programs.

BOARD OF DIRECTORS:

Waheed Momand
Tayaba Hosseini
Qasim Tarin
Abdul Wali Jabarkhel
Rev. Bruce Green
Nazima Momand

CHARITABLE GRANT RECOMMENDATION

Recipient: **AFRICAN ADVOCACY NETWORK** (8/31/2012)
Location: 938 Valencia Street, San Francisco, CA 94110
Purpose: Provides Support Services
Website: www.aansf.org
Revenue: \$New Entity

MISSION/VISION:

“The AAN serves the growing Diaspora with community-based services focusing in legal assistance, social services and psycho-social case management, as well as promoting cultural integration through the arts.

AAN couples these programs with experienced and trained linguistic capacity in more than ten languages that span the African continent such as Amharic, Tigrinya, and Arabic to French, Wolof, Berber, Sonufu, and more. AAN is a project of Dolores Street Community Services.

BACKGROUND:

The AAN is committed to the basic belief that every immigrant has dignity and protection under the law. To that degree, our agency stays active in a host of conferences, empowerment activities, and networking with other civil rights and immigrant rights groups. AAN processes legal cases ranging from naturalization, work authorization, to family unification. It has particular experience in preparing asylum applicants for the process. AAN consistently supports and advocates for just immigration policy designed to advance opportunities for immigrants and refugees. AAN is a proud member of the 13 member coalition of the San Francisco Immigrant Legal and Education Network (SFILEN). AAN actively refers clients that face challenging immigration issues to lawyers who provide pro bono and affordable legal services, especially within SFILEN.

AAN serves African and Afro-Caribbean immigrants, refugees and asylees in San Francisco and the greater Bay Area. AAN aims to lift the social veil of invisibility that African Afro-Caribbean immigrants and refugees suffer from.

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Not Available

CHARITABLE GRANT RECOMMENDATION

Recipient: **ARAB CULTURAL CENTER** (8/31/2012)
Location: 2 Plaza St. San Francisco, CA 94116
Purpose: To Promote Arab Art and Culture
Website: www.arabcultrualcenter.org
Revenue: \$394,042

MISSION/VISION:

The ACCC seeks to provide the Arab community in the Bay Area and neighboring regions with a physical base for cultural activities, where a sense of belonging and unity are strengthened. To teach the younger generation of Arabs about the components of their culture especially the Arabic language, history and traditions in order to nurture pride in their heritage and identity. To provide Arab organizations representing diverse groups with the support they need in serving their membership. To provide community members with the support they need in bettering their educational and professional prospects and to offer newcomer individuals and families in need of vital services, the assistance and support they need to help them move from a state of dependency into a high level of productivity. To promote mutual understanding between the Arab Community and the community at large and to work against prejudice and anti-Arab sentiments. To disseminate information and assistance to all who are seeking to learn about Arab history, culture, and current events.

BACKGROUND:

The Arab Cultural and Community Center (ACCC), founded in 1973, is a 501(c)3 nonprofit organization devoted to promoting Arab art and culture and enriching the lives of the Arab American community. They achieve this by providing culturally-focused social services and by promoting cross-cultural events open to all residents of the Bay Area and beyond. They draw upon their Arab American heritage and traditions to guide them in this work.

The ACCC is a leading resource for social services and referrals for Arab American communities in the San Francisco Bay Area, and is the only agency in Northern California providing domestic violence and sexual assault education and prevention programs, as well as intensive case management and mental health care in Arabic for Arab and Muslim survivors of domestic violence.

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Fuad Ateyeh - President
Sherry Al-Mufti - Vice President
Samia Shoman - Executive Secretary
Monadel Herzallah - Treasurer
Hatem Abdine - Ex Officio
Loubna Qutami - Executive Director (non-voting member)
Jess Ghanamm
Nobl Barazangi
Rena Kharbat
Mohammed Hijazi
Jackie Husary
Kamel Karajah
Nabil Chehade

CHARITABLE GRANT RECOMMENDATION

Recipient: **BIG SUR HEALTH CENTER** (8/31/2012)
Location: 46896 Highway 1 Big Sur, CA 93920
Purpose: To Provide Educational Opportunities
Website: www.csubfoundation.csusb.edu
Revenue: \$563,891

MISSION/VISION:

No Mission Statement

BACKGROUND:

BSHC was founded in September 1979, through a local, grass-roots effort, to meet the needs of this rural community through its mission to provide quality comprehensive medical care to all in Big Sur regardless of ability to pay. In 1985, BSHC became a 501(c)(3) corporation with a volunteer Board of Directors. That same year BSHC relocated from the Big Sur Grange Hall to its current location on the grounds of the All Saints Episcopal Church of Carmel, a quarter mile south of the Big Sur River Inn.

Ultimately, through a community-wide fundraising and development effort by BSHC and volunteer members of the Big Sur community, along with financial support from the Monterey Peninsula Foundation and other foundations, we opened a new 2,100 sq. ft. medical facility in November 2004 to replace an aging building that we had long-past outgrown.

The presence of BSHC is crucial to the welfare of the Big Sur Community. As the only medical facility between the Monterey Peninsula (30 miles to the north) and Cambria (70 miles to the south), BSHC plays a vital role in the local community, serving the health care needs of the population by providing local, culturally and linguistically appropriate, affordable, quality medical care.

The hazardous coastline of Big Sur, combined with extreme weather conditions, road closures and frequent large-scale fires, underscores the critical need for the local presence of BSHC. Our centrally located facility is easily accessible to residents and tourists with urgent care needs. During road closures and other community disasters, BSHC provides 24-hour-on-call service, home welfare visits, medication service (at times, via helicopter transport) and coordination with local emergency teams.

FISCAL IMPACT:

Donations will help provide support to programs that this group provides

BOARD OF DIRECTORS:

President - Carlos Vasquez
Vice President - Mary Ann Vasconcellos
Secretary - Jo-Ann Allison
Treasurer - Barbara Ray Daughters

Directors:
Ada Banks
Nadine Clark
Selena Perez
Linda Rowland-Jones
Nancy Saunders
Penha Simon
Lisa Sorensen
Sequoia Zamora

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: **CANYON ACRES CHILDREN AND FAMILY SERVICES**
(4/27/12) *previously donated to (3/20/09)

Location: P.O. Box 68021 (#4600), Anaheim CA 92817

Purpose: Provides Housing and Treatment to Abused Children and Their Families.

Website: www.canyonacres.org

Revenue: \$2,263,625

MISSION/VISION:

Canyon Acres is committed to providing homes, care, treatment and supportive services for abused, neglected and emotionally troubled children and their families.

BACKGROUND:

Embracing a New Future: Canyon Acres is excited to join with Kinship Center and Seneca Center in a merger that will bring to children and families in Orange County a common mission and a broader array of services that are sustainable in a challenging economic environment. Their three organizations have known and trusted each other and worked together for more than 20 years, and in March 2012 they have come together under the umbrella of Seneca Family of Agencies.

For more than 31 years, Canyon Acres Children and Family Services has been committed to providing homes, care, treatment and supportive services for abused, neglected and emotionally troubled children and their families.

With professional expertise and a dedication to giving every child a second chance, Canyon Acres has brought new hope to children who have been emotionally traumatized and require both physical protection and mental health treatment. Founded in 1980 on a ranch in Anaheim Hills, Canyon Acres has grown to become a leader in the treatment of child abuse, providing dedicated, quality services to thousands of abused and neglected children and their families.

Through foster care and adoption services, a unique program to find family connections for foster and at-risk youth, specialty mental health services, and in-home crisis services, Canyon Acres has been able to stabilize children both mentally and emotionally. It is always our ultimate goal to get all children into strengthened, permanent families, whether those families are biological or adoptive families. Canyon Acres' ability to transition troubled children into less and less restrictive environments as their functioning levels improve is seen as a model in the field. We are proud of our history of providing real hope for children and youth...the hope of a permanent, loving family that will be there for life.

FISCAL IMPACT:

A donation goes to provide additional therapeutic care, special activities, educational programs and staff support that each child needs to succeed

BOARD OF DIRECTORS:

Linda Denton
Gordon Maclean
Mike Faddoul
Jim Riley
Albin Gess
Jeff Lerch
Harold Herrmann
Christine Bock
Jim Bogenreif
Antonella Castro
Barbara D'Amato
Pat Dirk
John Evans
Carole Gersin
Jeff Lerch

CHARITABLE GRANT RECOMMENDATION

Recipient: **CASA (COURT APOINTED SPECIAL ADVOCATES) FOR CHILDREN (5/18/2012)**

Location: 201 Centre Plaza Drive, Suite 1100, Monterey Park, CA 91754

Purpose: Civil Rights, Social Action, Advocacy for Children

Website: www.casala.org

Revenue: \$983,945

MISSION/VISION:

Each month in Los Angeles County, more than 800 hurt, frightened and confused children enter the Dependency Court, or foster care, system. These are children who have been removed from their parent's custody because of severe abuse, neglect or abandonment.

A judge must make all of the important decisions about each foster child's life, such as where the child lives, goes to school, whom the child may see, and what health care, therapy and educational services should be provided for the child.

With almost 25,000 children under court jurisdiction, this is an awesome task!

BACKGROUND:

CASA of Los Angeles supports volunteers who help abused and neglected foster children in court and the community. A CASA, or Court Appointed Special Advocate, is a trained and supervised volunteer, appointed by a judge to advocate for a foster child – a child who is under the court's protection because of abuse or neglect.

A CASA volunteer provides an independent investigation of the child's circumstances for the judge. The CASA gathers information, writes reports, and makes recommendations to the judge in the child's best interests. CASA volunteers advocate for what they believe to be in the child's best interests and are responsible for:

CASA volunteers maintain regular visits with the children they serve, getting to know the child as an individual, not just a case. CASA volunteers make a difference in the lives of foster children, one child at a time, by ensuring they receive the support and help they deserve. Studies have shown that children with CASAs receive more assistance and support than children without. When a foster child has a CASA, that child has a consistent adult guaranteeing that the child's needs are heard and addressed in court.

The CASA volunteer is often the most stable presence in a foster child's life and for many foster children, the CASA volunteer is the only person who is not paid to care for

them. CASA volunteers bring the voice of the community into a child welfare system that is often overly bureaucratic and legalistic.

FISCAL IMPACT:

Donations will help fund the services provided to help care for foster children. This group receives no public funds. \$2,500 will help care for one child per year.

BOARD OF DIRECTORS:

Daniel Silva
Anneli Stone
Jean Youngquist
Bruce Herron
Roger Ridlehoover
Patricia Trendacosta
Ralph Walter
Joanne Solov
Michael Pappas
Jeff Biederman
Steve Bloom
Cathy Cobb
Jacquie Dolan
Sue Marshall
Dily Garcia
David Melendez

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: **COMMUNITY HOUSING WORKS** (10/12/2012)
Location: 4305 University Ave, Ste 550, San Diego, CA 92105
Purpose: Sponsor a Lunch in for Low Income Individuals Accomplishments
Website: www.chworks.org
Revenue: \$5,953,836

MISSION/VISION:

CHW is a nonprofit that helps people and communities move up in the world through opportunities to own, rent and achieve.

BACKGROUND:

CHW has a successful 30-year history as a developer and owner of affordable rental apartments in urban, suburban and rural communities across San Diego County. Their nationally award-winning developments serve diverse communities, including Carlsbad, City Heights, North Park, San Diego's Shelltown, Escondido, Fallbrook, Lakeside, Oceanside, Poway, and Vista. They have completed over 1,500 rental and cooperative apartments in 29 rental communities, and have 590 apartments in progress.

Each year, CHW's annual luncheon, DreamBuilder, focuses on the success of individuals and the educational programs and services that support their efforts. The one-hour Dreambuilder lunch is Wednesday, October 17th from 12:00 - 1:00 p.m. at the Marriott in Mission Valley. The inspiring program shares real stories from real people whose lives have dramatically changed because of opportunities that CHW provides to people throughout San Diego County!

FISCAL IMPACT:

Charitable donations would go towards the DreamBuilder lunchin. This lunch is a once a year event that helps highlight the underserved individuals accomplishments while living in affordable housing.

BOARD OF DIRECTORS:

Mr. Greg Fitchitt
Ms. Annie Stokes
Mr. Tom Carter
Ms. Maria Bitanga
Ms. Josie Calderon
Ms. June Collins
Ms. Guadalupe Corona
Mr. Al Graff
Mr. Jim Madaffer
Ms. Robin Munro
Mr. Steve Siemers
Ms. Maria Ramos
Ms. Rosalia Salinas

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: **ELK GROVE YOUTH DANCE, INC.** (8/10/12)
Location: PO Box 108 Elk Grove, CA 95759-0108
Purpose: Provides Youth and Family Community Services
Website: www.wlkgroveyouthdance.org
Revenue: \$16,778

MISSION/VISION:

Elk Grove Youth Dance, Inc. is driven by the mission to promote youth appreciation of and access to dance and the performing arts regardless of financial constraints and economic hardships.

BACKGROUND:

The Elk Grove Youth Dance, Inc. (EGYDI) is a non-profit 501(c)(3) corporation located in Elk Grove, CA that works to serve the community by providing after-school dance programs, enrichment programs and community building events. The organization's goal is to educate, enrich and expose the youth in their community and the general public to the art of dance.

The organization runs several programs to bring dance to the community. These programs include:

S.N.A.P - School Site Non-Profit Arts
Peer Teaching Program
Elite Feet Dance Shoe Donation

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Elizabeth Takemoto
Lori Barnes
Paula Gates

CHARITABLE GRANT RECOMMENDATION

Recipient: **EXCEPTIONAL CHILDRENS FOUNDATION (10/12/12)**

Location: 8740 Washington Blvd., Culver City, CA 90232

Purpose: Serves Adults & Children who are Developmentally Disabled

Website: www.edf.net

Revenue: \$22,730,841

MISSION/VISION:

The Exceptional Children's Foundation (ECF) envisions a society in which all people with developmental, learning and emotional disabilities are valued and integrated in work, educational, social and residential settings.

BACKGROUND:

Exceptional Children's Foundation is a nonprofit 501(c)(3) organization dedicated to serving children and adults with developmental and other disabilities to enable them to reach their greatest potential. ECF was founded in 1946 by a concerned group of parents determined to meet the needs of their developmentally disabled children.

From 16 sites in communities throughout Los Angeles County, ECF offers established programs in Early Start, Kayne Eras K-12 school, Fine Arts, Developmental Activity, Residential Living, Independent Living Skills, Work Training, and Supported Employment, reaching 2,600 children and adults with mental retardation, cerebral palsy, epilepsy, autism, acquired brain injuries, and related conditions.

Over the years, ECF has developed into a comprehensive education, rehabilitation, social service, and advocacy agency that provides a broad range of innovative services to assist the developmentally disabled a chance to enjoy life at their fullest.

FISCAL IMPACT:

Charitable donations would go towards the programs that are provided.

BOARD OF DIRECTORS:

Philip Miller
Ralph Walter
Fred Alavi
Keith Weaver
Leslie Abell
Tevis Barnes
Scott Cooper
Mark Flagel
Suzanne Kayne
Ricardina Leon
John Moore
Alan Polsky
Sara Rosales
Gene Siciliano
Steven Rose
Shelley Smith
Jocelyn Tetel
James Walker
Lauren Abell Windom
Paul Zimmerman

CHARITABLE GRANT RECOMMENDATION

Recipient: **GAHR HIGH SCHOOL** (10/12/12)
Location: 11111 Artesia Blvd., Cerritos, CA 90703
Purpose: To Provide Food for the Athletic Teams
Website: www.gahrhs.org
Revenue: \$

MISSION/VISION:

Gahr High School staff believes that all students can and will LEARN. We strive to develop our school into an institution that responds to the highest academic, athletic, moral, and social standards. The school staff is committed to making a positive impact on the lives of the students and the fellow staff members. Gahr High School is a motivated, healthy, successful, safe, and effective place for students. It is in this context that Gahr High School offers rigorous, challenging programs for every student..

BACKGROUND:

The diversity of Gahr High School is found in the multiple athletic opportunities that exist for students. The athletic programs happen on a seasonal calendar with Cheerleading and Color Guard being year-round programs. In addition, most of the athletic programs at Gahr have summer activities. To participate, a student must complete an Athletic Clearance Packet and complete a tryout or interview with the team coach before being placed on an athletic team and in an athletic class period.

It has been reported in several newspapers that the free food service program at the school has been late or underfunded. Many of the football players at the school need to participate in the free food program. Because of the lack of this program many of the football players are practicing and playing in games without eating that day.

FISCAL IMPACT:

Charitable donations would go towards feeding providing meals to the football team.

BOARD OF DIRECTORS:

CHARITABLE GRANT RECOMMENDATION

Recipient: **HEALTHY NEIGHBORHOOD VENTURE FUND (6/29/2012)**

Location: 200 East Santa Clara Street, San Jose, CA 95113

Purpose: Support to youth and Senior programs

Website: www.sjhousing.org

Revenue: \$

MISSION/VISION:

The mission of the Housing Department is to strengthen and revitalize our community through housing and neighborhood investment.

BACKGROUND:

The Healthy Neighborhood Venture Fund (HNVF) program was established by the City Council in 2000 and funded by the Tobacco Master Settlement Agreement, which is an agreement between certain cities (including San José), 46 States and the major tobacco companies regarding the marketing and consumption of tobacco products. Through this agreement, the City of San José will receive millions of dollars in general revenue from the tobacco companies for unrestricted purposes. Historically, \$9-\$11 million has been received annually. The funds have been allocated to youth and senior programs.

The HNVF Leadership Committee consisting of 2 council members and 5 community members is responsible for:

- Setting policy direction;
- Facilitating interagency collaboration;
- Evaluating emerging trends;
- Assisting in advancing the goals of HNVF Strategic Work Plan; and
- Making recommendations for disbursement of HNVF grants

FISCAL IMPACT:

This charitable donation would go towards the programs that are provided..

BOARD OF DIRECTORS:

Judy Chirco
Nora Campos
Max Crumley
Amari Romero-Thomas
Mara Romero-Thomas
Melanie Espino
Carmen Johnson

CHARITABLE GRANT RECOMMENDATION

Recipient: **INDIAN HEALTH COUNCIL** (6/8/2012)
Location: 50100 Golsh Rd, Valley Center, CA 92082
Purpose: To Provide Medical Care for Indigent Native Americans
Website: www.indianhealth.com
Revenue: \$16,569,671

MISSION/VISION:

Continually nurture a balance of physical, mental, emotional and spiritual well-being.

BACKGROUND:

Indian Health Council, Inc. (IHC) is a consortium of nine tribes dedicated to the continual betterment of Indian Health, wholeness, and well-being. With a main facility located adjacent to the Rincon reservation in Pauma Valley and the Santa Ysabel Community Health Center located on the Santa Ysabel Reservation, IHC provides a full spectrum of on-site and outreach services and programs to the North San Diego County reservations of Inaja-Cosmit, La Jolla, Los Coyotes, Mesa Grande, Pala, Pauma, Rincon, San Pasqual, and Santa Ysabel.

On-site programs include an array of culturally appropriate health care and related services range from prenatal to geriatric; from well-child to adult fitness classes to diabetes clinics; from youth substance abuse prevention to domestic violence programs.

FISCAL IMPACT:

This charitable donation would go towards the many medical treatments that are provided.

BOARD OF DIRECTORS:

Leia Arviso
Melody Arviso
Andrew Campbell
Tony Gumataotao
Leeann Hayes
Barbara Lawson-Risso
Melanie Luna
Theda Molina
Julia Nejo
Gilbert Parada
Viola Peck
Dorothy Ponchetti
Patricia Dixon
Scott Constantino
Francine Kupsch
Benjamin Magante
Robert Smith
Daneil Calac
Romelle Majel-McCauley
Orvin Hanson
Carol Lambert
Robert Schostag
Hector Torres
Kyomi O'Connor
William Gallagher
Martina Portillo
Elaine Davidson

CHARITABLE GRANT RECOMMENDATION

Recipient: **INNERCITY STRUGGLE** (10/12/2012)
Location: 124 North Townsend Ave., Los Angeles, CA 90063
Purpose: After School Programs
Website: www.innercitystruggle.org
Revenue: \$200,000

MISSION/VISION:

InnerCity Struggle promotes safe, healthy and non-violent communities by organizing youth and families to build power and influence in Boyle Heights, El Sereno, unincorporated East Los Angeles and Lincoln Heights to work towards economic, social and educational justice.

BACKGROUND:

InnerCity Struggle has worked with youth, families and community residents for the past sixteen years to promote safe, healthy and non-violent communities in the Eastside.

They organize youth and families in Boyle Heights, unincorporated East Los Angeles, El Sereno and Lincoln Heights to work together for social and educational justice. InnerCity Struggle provides positive after-school programs for students to become involved in supporting our schools to succeed.

They have empowered students to reach their family's dream of college. The work of InnerCity Struggle demonstrates that youth and parents working together are a powerful force for improving their communities and making real change.

InnerCity Struggle has also educated and empowered thousands of Eastside voters to be heard at the ballot box on critical issues impacting our communities.

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

CHARITABLE GRANT RECOMMENDATION

Recipient: **KHMER GIRLS IN ACTION** (10/12/2012)
Location: 1355 Redondo Avenue, Suite 9, Long Beach, CA 90804
Purpose: Support Group for Southeastern Asian Women
Website: www.kgalb.org
Revenue: \$New Organization

MISSION/VISION:

KGA's Mission is to contribute to the movement for social economic and political justice by building a strong, progressive and sustainable community institution led by Southeast Asian women and girls

BACKGROUND:

Khmer Girls in Action began in 1997 as HOPE for Girls, a Cambodian young women's reproductive health and empowerment project. Throughout their involvement, members began to recognize their needs extended beyond reproductive health education and empowerment. Through conversation and strategic planning by members and adult allies, Khmer Girls in Action was created with a mission to contribute to the movement for social, economic, and political justice by building a strong, progressive, and sustainable community institution led by young Southeast Asian women and girls.

KGA believes that building the political analysis of their members to understand the complexities of national policies that attack immigrants, people of color, poor families, women, and young people contribute to building knowledge and power of the community to fight and advocate for justice within the context of improving their lives and the communities they live. Over the years they have worked collectively to develop and refine our analysis, strategies, and approach to their work.

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Shieu Ming Cheers
Barbara W. Kim
Preeti Sharma
Lisa Fu

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 Venio Caviglia

CHARITABLE GRANT RECOMMENDATION

Recipient: **NARIKA** (8/31/2012)
Location: P.O. Box 14014, Berkeley, CA 94712
Purpose: To Promote Empowerment in Women
Website: www.ohdcorp.com
Revenue: \$322,362

MISSION/VISION:

Narika promotes the empowerment of South Asian women to confront and overcome the cycles of domestic violence and exploitation. We work to build a movement to end violence against women and to actively support women's rights as human rights.

BACKGROUND:

Narika was founded in 1992 to address the problem of domestic violence in the South Asian community. Embracing the notion of women's empowerment via a social justice lens, Narika seeks to address the unmet needs of abused South Asian women by providing advocacy, support, information, and referrals within a culturally sensitive model. They serve women who trace their origins to Bangladesh, Bhutan, India, Maldives, Nepal, Pakistan, Sri Lanka and diasporic communities such as Fiji and the Caribbean.

Narika Programs

- Client Advocacy
- Seed Program
- Community Outreach
- Men's Programs

FISCAL IMPACT:

A charitable contribution would go towards the programs that Narika offers.

BOARD OF DIRECTORS:

Manju Seal
Neerja Bhutani
Priya Kasturi
Ramesh Kathanadhi
Vandana Kumar
Gayathri Sundar

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:

Forthcoming

CHARITABLE GRANT RECOMMENDATION

Recipient: **SEMAH** (8/31/2012)
Location: 39675 Cedar Blvd. Suite 140, Newark, CA 94560
Purpose: Promotes Healthy Relationships and Healthy Communities
Website: www.semah.org
Revenue: \$New Entity

MISSION/VISION:

SEMAH's mission is the promotion of healthier relationships and prevention of domestic violence through education and awareness of options. We are a conduit for resources to help build bridges to safer communities especially those that are not well served. We have a special focus on the Muslim and inter-faith communities.

BACKGROUND:

SEMAH stands for the principles of Safety, Education, Mutual Respect, Awareness and Hope. They believe that these principles are crucial towards building healthy relationships with oneself, between individuals, families and communities. They were founded, in 2005, primarily to help combat the scourge of domestic violence and to spread awareness of non-violent means of resolving differences.

The word SEMAH seems to have a significant meaning in many languages. It is derived from the Arabic root letters s, m, h which stand for tolerance and most importantly acceptance. SEMAH means seed or sprout in ancient Hebrew, sacred plant in the Ojibwe Native American Language, equality in Sanskrit and the state of ultimate connection with the divine in Turkish. The universality of the name SEMAH and its principles inspired us to reach out to members of the diverse Bay Area and International community to find ways to work together to address the shared evil of domestic violence and to build hope for a vibrant and wholesome community.

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Reshma Inamdar
Razia Inamdar
Amna Jaffer
Ayse Yesiyurt
Vada Pinto
S. Rubina Inamdar
Tiffany Plummer

CHARITABLE GRANT RECOMMENDATION

Recipient: SOL-LA MUSIC ACADEMY (10/12/2012)
Location: 1812 Stanford St., Santa Monica, CA 90404
Purpose: Arts, Culture & Humanities
Website: www.sollamusicacademy.org
Revenue: \$236,429

MISSION/VISION:

The mission of the Academy is to develop both the artistic abilities and the technical skill of all students through instrumental studies and the language of music and the performing arts, no matter their background or previous experience.

BACKGROUND:

Founded in 2007, SOL-LA Music Academy is a 501(c)(3) nonprofit organization based in Santa Monica, California, whose mission is to provide an excellent and innovative arts education, at a minimal cost, to children from all backgrounds and income levels.

Core to their values is the conviction that exposure to performing arts should be a formative part of every child's education. Innovative, progressive instruction combined with a close-knit arts community improves the quality of life, while creating healthier and happier societies.

SOL-LA Music Academy's aim is to make music pertinent and exciting to today's youth. SOL-LA tuition covers approximately 50% of our costs, and their vibrant performing arts program is made possible by generous contributions from our students, families, instructors, friends and community

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Margaret Lysy
Bonnie B. Helms
Sumeet S. Chugh
Paul Cummins
Mari Edelman, PhD.
David A. Feldman
Frank Heuser
James Newton Howard
Melissa Lucas
Sarah Coad Mandell
Clarence E. Heller Foundation - Secretary-Treasurer
Elizabeth Heneghan Ondaatje
Ellen Palevsky
Dean Schramm

CHARITABLE GRANT RECOMMENDATION

Recipient: **TOMORROWS AERONAUTICAL MUSEM** (10/12/2012)
Location: 961 w. Alondra Blvd., Compton, CA 90220
Purpose: Youth Development, Arts & Culture
Website: www.tamuseum.org
Revenue: \$480,000

MISSION/VISION:

Tomorrow's Aeronautical Museum's (TAM's) mission is to encourage youth involvement in aviation, science, and mathematics as an alternate to drugs, gang violence, and other self-destructive activities.

BACKGROUND:

Robin Petgrave, founder and chief pilot of Celebrity Helicopters, has always enjoyed mentoring youth. Despite running a busy flight school and tour company, he made time to bring kids from around South Los Angeles to his hangar at Torrance Airport, and teach them about flying.

Recognizing the positive effects of learning aviation on kids considered at-risk, Robin felt he could have more of an impact. So in 1998, he established Torrance Aeronautical Museum and made it his personal mission to engage at-risk youth in aviation as an alternative to the negative influences in their environment

Robin first started by reaching out directly to students at their schools. Instead of just guest speaking at school functions, he did something unheard of at the time: landing his Robinson R44 helicopter directly on school grounds. He would speak to students about the importance of their education in being successful in life and achieving their dreams

Dubbed 'Positive Vibrations', the outreach program quickly caught on among the local aviation and Los Angeles K-12 community. Members of the Los Angeles Chapter of Tuskegee Airmen Inc. soon joined the visits and Robin was visiting schools every week. Today, Positive Vibrations still goes by the same model and kids continue to be motivated to achieve.

FISCAL IMPACT:

The donation will be used to fund operations of this organization.

BOARD OF DIRECTORS:

Randy Jackson
Philip Katz
Al Corbi
Myra Petgrave
Joseph H. Stephen Jr.

CHARITABLE GRANT RECOMMENDATION

Recipient: **UCLA MOBILE CLINIC PROJECT** (10/12/2012)

Location: 10920 Wilshire Boulevard, Suite 900, Los Angeles, CA 90024

Purpose: Supports Healthcare for the homeless or less fortunate.

Website: www.mcp.ucla.edu

Revenue: \$

MISSION/VISION:

Our mission is to improve the health outcomes and quality of life for individuals who are homeless and/or low-income. In a non-judgmental environment, we provide a combination of direct medical services; health promotion and disease prevention activities; social support and case management; legal services; and referrals to medical and social resources.

BACKGROUND:

For 10 years, students with the UCLA Mobile Clinic Project have been taking it to the streets, putting up their make-shift M.A.S.H. every Wednesday evening near the same street corner – Sycamore Avenue and Romaine Street – just a few blocks from Hollywood’s historic Walk of Fame. A box truck that the group leases from the university carries folding chairs and tables to set out on the sidewalk. Tarps and poles create spaces for exams that require privacy. Medications – both over-the-counter and prescription – are dispensed from an improvised pharmacy in the back of the truck, and there are supplies of donated clothing, shoes and blankets to hand out to anyone in need.

Each week, the students see a dozen or so clients, many of whom are initially drawn to the location by the warm meals that are provided nightly by the Greater West Hollywood Food Coalition. In addition to the first- and second-year medical students who, under the watchful eye of an attending physician, provide basic care for acute and chronic issues such as foot problems, respiratory tract infections, hypertension and diabetes, undergraduates act as caseworkers, taking social and medical histories.

FISCAL IMPACT:

This project is funded through grants so the donation would go towards supplies and basic medical equipment used to help the homeless or less fortunate.

BOARD OF DIRECTORS:

CHARITABLE GRANT RECOMMENDATION

Recipient: **WHITE MEMORIAL MEDICAL CENTER CHARITABLE FOUNDATION (10/12/2012)**

Location: 1720 E Cesar E Chavez Ave, Los Angeles, CA 90033

Purpose: Provide Medical Coverage to the Less Fortunate

Website: www.whitememorial.com

Revenue: \$3,929,323

MISSION/VISION:

Our purpose is to support the mission of White Memorial Medical Center in improving the quality of life and health in our community. We do this by 1 Building strong philanthropic support to meet capital and funding needs of the hospital. 2. Ensuring appropriate stewardship by demonstrating an ethical and fiduciary responsibility to our donors and supporters.

BACKGROUND:

White Memorial Medical Center (WMMC) is 353-bed a not-for-profit, faith-based, teaching hospital, which provides a full range of inpatient, outpatient, emergency and diagnostic services to communities in and near downtown Los Angeles.

Keeping their communities healthy has been the mission of White Memorial Medical Center ever since our hospital was founded by the Seventh-day Adventist Church in 1913.

Today, White Memorial is one of the region's leading not-for-profit hospitals. Services include behavioral medicine, cardiac and vascular care, intensive and general medical care, oncology, orthopedic care, rehabilitation, specialized and general surgery, and women's and children's services.

FISCAL IMPACT:

100% of the donations would go towards covering the medical bills for the less fortunate that are unable to pay for their medical treatments.

BOARD OF DIRECTORS:

Beth D. Zachary , FACHE

John G. Raffoul , DPA, FACHE

Lynne Whaley-Welty , RN, MS

Roland Fargo

Mary Anne Chern , FAHP, ACFRE

Sharon McCoy, RN

Mara C. Bryant

Natasha Milatovich, MBA, MHRM