



CHILDREN'S DAY SCHOOL SUMMARY AND RECOMMENDATIONS

Applicant: Children's Day School, Inc.

Action: Final Resolution

Amount: \$ 8,000,000

Purpose: Finance the Acquisition, Improvement, Renovation, Remodeling, Furnishing and Equipping of Educational Campus for Children's Day School, Inc. located in the City and County of San Francisco, California.

Activity: Private School

Meeting: June 29, 2012

Background:

Children's Day School, Inc.'s is an independent, co-educational day school offering a quality education for children aged pre-K to 8th grade. The school is fully accredited and currently serves approximately 360 students. The curriculum is based on a learning environment that is constructed to deliver engaging and rigorous academics in a way that makes school fun and interesting. Their mission is to develop each student's genius by providing an inspiring environment where challenging academics are inseparable from social, artistic, and physical experiences. They work diligently to ensure that children of all backgrounds feel safe to be themselves, become avid learners, and strive to make a difference in the lives of others.

The Project:

The proceeds of the Bonds will be used to finance the following: (1) acquisition, construction, improvement capital maintenance, equipment acquisition and other related capital expenditures for certain school facilities and to be located at 601 – 605 Dolores Street, San Francisco, California 91506 (the "Facilities"), and (ii) pay certain costs of issuing the Loan. Proceeds from the loan will be used to remodel the existing building currently on the site. The converted interior will allow for nine new classrooms and allow them to develop a rooftop garden / outdoor classroom. The subject property is conveniently located a few blocks from their existing location. Bond proceeds will also be spent at 333 Dolores Street, San Francisco to remove temporary bungalows used for pre-K classrooms and expand their outdoor learning environments, farm and garden area, outdoor gathering space and outdoor performance area.

The City & County of San Francisco:

The City & County of San Francisco is a member of the CMFA and held a TEFRA hearing on July 26, 2011. Upon closing, the City & County will receive approximately \$5,000 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$ 7,500,000
Contributions:	<u>\$11,297,950</u>
Total Sources:	\$18,757,950

Uses of Funds:

Land Acquisition:	\$ 3,150,000
Building Acquisition:	\$ 3,450,000
Improvements:	\$10,000,000
Equipment:	\$ 150,000
Soft Costs:	\$ 1,857,950
Cost of Issuance:	<u>\$ 150,000</u>
Total Uses:	\$18,757,950

Terms of Transaction:

Amount:	\$ 7,500,000
Maturity:	August, 2042
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Estimated Closing:	July 2012

Public Benefit:

Children's Day School is a private, coeducational school for students in preschool through 8th grade. The school strives to be an integrated part of the community and partners with numerous non-profits. As part of their regular curriculum, Children's Day School offers community based learning (often called service learning). It is education in action, combining experiential learning with community service. Guided by teachers, community members and a Community Based Learning Coordinator, their students address real community needs - both within and outside their school community - by planning and executing service projects that are carefully tied to curricula. All projects are developmentally appropriate for the age groups involved. A sample of their partnerships includes:

- The Kindergarten classes organized a school-wide food drive benefitting the San Francisco Food Bank.
- The preschool held a blanket drive where blankets were donated to the homeless prenatal program.
- The CDS sixth graders enhanced their study of hydrology and ecosystems by collaborating with the Golden Gate National Parks Conservancy to restore riparian habitat in the Presidio.

- Eighth graders hosted a drive to collect toiletries for homeless youth. Working with At the Crossroad, a non-profit serving homeless youth and young adults in San Francisco, CDS eighth graders recently raised funds and produced a documentary to increase public awareness of homelessness.

Founded in 1983, the school currently resides on the oldest continuously operating school site west of the Mississippi River. At the completion of the construction, the new facility will be allow the school to expand its school population and program. The new space will support planned growth to two sections per grade through eighth grade, and expand their outdoor farm, garden and play spaces for students at our current campus.

Finance Team:

Placement Agent:	U.S. Bancorp Investments, Inc.
Direct Purchase Bank:	Firststar Realty LLC
Placement Agent Counsel:	Bryan Cave, LLP
Bond Counsel:	Hawkins Delafield & Wood LLP
Direct Purchase Counsel:	Kutak Rock, LLP
Issuer Counsel:	Squire Sanders LLP
Borrower Counsel:	Folger Levin LLP
Trustee:	US Bank Corporate Trust Services
Trustee Counsel:	Dorsey & Whitney LLP

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution authorizing the issuance, sale and delivery of up to \$ 8,000,000 of tax-exempt bonds to finance the acquisition, improvement, renovation, remodeling, furnishing and equipping of educational campus for Children's Day School, located in the City & County of San Francisco, California.



EDEN HOUSING PORTFOLIO SUMMARY AND RECOMMENDATIONS

Applicant: Eden Housing, Inc.

Action: Initial Resolution

Amount: \$40,000,000 (Not to Exceed)

Purpose: Finance Affordable Multi-Family Rental Housing Facilities
Located in Alameda County, California

Activity: Affordable Housing

Meeting: June 29, 2012

Background:

Eden Housing was founded in May of 1968 by six community activists who were greatly concerned about the lack of non-discriminatory, affordable housing in Alameda County. Eden's housing now includes rental apartments, first-time homeowner opportunities, cooperatives, and supportive living environments for families, seniors and people with disabilities.

Although Eden Housing's initial home base for development was Alameda County, Eden's charter calls for the organization to work wherever there is a need for affordable housing in California. Eden has so far partnered with twenty-seven cities in seven counties and is expanding its geographical operations at a rapid pace to new communities, including the San Joaquin Valley.

In the mid-1980s, in an effort to guarantee that its properties remain well-kept and affordable for the long term, Eden incorporated an affiliated property management company, Eden Housing Management, Inc., (EHMI). EHMI currently provides quality onsite management and maintenance of more than 4,000 affordable homes in ten counties throughout California. Eden also expanded the scope of affordable housing development to include the provision of free onsite support services and programs for its residents. To design and implement its resident support services, Eden founded an additional affiliate, nonprofit Eden Housing Resident Services, Inc.

The Project:

Eden Housing has requested the CMFA help finance the acquisition and rehabilitation of the following facilities; a 21 unit rental housing facility known as EC Magnolia Court, located at 22880 Watkins Street, Hayward, CA 94541; a 100 unit rental housing facility known as Issei Terrace, located at 200 Fagundes Street, Hayward, CA 94544; a 266 unit rental housing facility known as Fuller Lodge, located at 2141 Bancroft Ave, San Leandro, CA 94577; a 26 unit rental housing facility known as Olive Tree Apartments, located at 671 West A Street, Hayward, CA 94541; a 24 unit rental housing facility known as Redwood Lodge, located at 40767 Fremont Blvd., Fremont, CA 94538; a 81 rental housing facility known as Sequoia Manor, located at 40789 Fremont Blvd. Fremont, CA 94538.

The breakdown of each project description is detailed below:

Magnolia Court:

The Magnolia Court Apartments is an acquisition/rehabilitation of an affordable multi-family housing development which consists of 21 units in the City of Hayward. This project will target disabled individuals for most units. The units will be restricted to those earning at or below 40% of AMI. The entire property has Section 8 contracts that will be renewed for another 20 years. The project is currently owned by its Original Owner, EC Magnolia Court, Inc. EC Magnolia Court, Inc. is a nonprofit single asset entity comprised of the two original parties involved in the development of the property, Center for Independent Living (CRIL), a nonprofit services organization, and Eden Housing, Inc., a nonprofit housing developer and owner. The board is comprised of an equal share of Eden appointed and CRIL appointed board members. The board of EC Magnolia Court, Inc. passed a resolution on May 11, 2012 to sell the property to an Eden controlled tax credit partnership, EHP EC Magnolia, LP. This to be formed single asset tax credit limited partnership will specifically acquire and own the Project. The General Partner will be a new to be formed LLC, Eden CRIL, LLC. Eden Housing, Inc. will appoint a majority and CRIL will appoint a minority of the board members. The initial limited partner will be Eden Housing, Inc. (EHI). Upon syndication of the tax credits, a tax credit investor will replace EHI as the limited partner. Eden Housing Management, Inc. currently operated the Property and will continue to operate the property under the new tax credit limited partnership.

The property will include units with amenities including energy efficient appliances, blinds, carpeting, garbage disposal, heating, air conditioning, storage closet, laundry rooms and community rooms. There will also be physical fitness programs as well as assistive technology.

Issei Terrace:

The Issei Terrace Apartment project is a rehabilitation of an affordable senior housing development which consists of 100 units in the City of Hayward. This project will target individual seniors. The units will be restricted to those earning at or below 50% of AMI. The entire property has Section 8 contracts that will be renewed for another 20 years. The Project is currently owned by its original owner, Eden Issei Housing, Inc. Eden Issei Housing, Inc is a nonprofit single asset entity comprised of the two original parties involved in the development of the property, J-Sei (formerly Japanese American Services of the East Bay or JASEB), a nonprofit services organization, and Eden Housing, Inc, a nonprofit housing developer and owner. The board is comprised of an equal share of Eden appointed and J-Sei appointed board members. Therefore, J-Sei's nonprofit board had to consent to the sale of the property and the terms under which the property would be transferred to a future tax credit partnership.

EHP Issei Terrace, LP (“EHP Issei”) is a single asset tax credit limited partnership formed specifically to acquire, own, and operate the Project. Eden Investments, Inc, a nonprofit affiliate of Eden Housing, Inc, is the managing General Partner of the partnership. The initial limited partner will be Eden Housing, Inc (“EHI”). Upon syndication of the tax credits generated by the Project as discussed below, a tax credit investor will replace EHI as the limited partner and the tax credit investor. An Eden affiliate will continue to serve as general partner of EHP Issei. J-Sei will no longer be involved in the ownership and operation of the development. Eden Housing Management, Inc currently operates the Property and will continue to operate the property under the new tax credit limited partnership, EHP Issei.

The property will include units with amenities including energy efficient appliances, blinds, carpeting, garbage disposal, heating, air conditioning, storage closet and balcony/patio.

Fuller Lodge:

The Fuller Lodge Apartments is a rehabilitation affordable multi-family housing development which consists of 26 units in the City of San Leandro. This project will target disabled individuals for most units, but there will be single individuals occupying some of the units. This project will be restricted to those earning at or below 40% of AMI. The entire property has Section 8 contracts that will be renewed for another 20 years. The project is currently owned by it Fuller Lodge, Inc. Eden Housing, Inc appoints a majority of the board members of Fuller Lodge, Inc. Housing Consortium of the East Bay (HCEB) appoints a single member to the board of Fuller Lodge, Inc. The board of Fuller Lodge, Inc. passed a resolution on May 11, 2012 to sell the property to an Eden controlled tax credit partnership, EHP Fuller Lodge, L.P., a tax credit eligible limited partnership. The partnership is currently controlled by Eden Investments, Inc. as managing general partner. The initial limited partner is Eden Housing, Inc (EHI). Upon syndication of the tax credits, a tax credit investor will replace EHI as the limited partner.

The properties will include units with amenities including energy efficient appliances, blinds, carpeting, garbage disposal, heating, air conditioning and storage closets. A few other programs will be provided to assist with the development of the disabled. These programs are provided to reduce isolation and promote independent living.

Olive Tree Plaza:

The Olive Tree Plaza Apartments is a rehabilitation of an affordable multi-family housing development which consists of 26 units in the City of Hayward. This project will target seniors and special needs individuals for most units. The units will be restricted to those earning at or below 50% of AMI. The entire property has Section 8 contracts that will be renewed for another 20 years. The project is currently owned by its Original Owner, Olive Tree, Inc. Olive Tree, Inc. is a nonprofit single asset entity comprised of the two original parties involved in the development of the property, Center for Independent Living (CRIL), a nonprofit services organization, and Eden Housing, Inc., a nonprofit housing developer and owner. The board is comprised of an equal share of Eden appointed and CRIL appointed board members. The board of Olive Tree, Inc. passed a resolution on May 11, 2012 to sell the property to an Eden controlled tax credit partnership, EHP Olive Tree, LP. This to be formed single asset tax credit limited partnership will specifically acquire and own the Project. The General Partner will be a new to be formed Limited Liability Corporation, Eden CRIL, LLC. Eden Housing, Inc. will appoint a majority and CRIL will appoint a minority of the board members. The initial limited partner will be Eden Housing, Inc. (EHI). Upon syndication of the tax credits, a tax credit investor will

replace EHI as the limited partner. Eden Housing Management, Inc. currently operated the Property and will continue to operate the property under the new tax credit limited partnership.

The property will include units with amenities including energy efficient appliances, blinds, carpeting, garbage disposal, heating, air conditioning, storage closet and balcony/patio.

Redwood Lodge:

The Redwood Lodge Apartments is a rehabilitation affordable multi-family housing development which consists of 24 units in the City of Fremont. This project will target seniors and special needs for most of the units. The units will be restricted to those earning at or below 40% of AMI. The project is currently owned by its Original Owner, Redwood Lodge, Inc. Redwood Lodge, Inc. is a nonprofit single asset entity comprised of the two original parties involved in the development of the property, Center for Independent Living (CRIL), a nonprofit services organization, and Eden Housing, Inc., a nonprofit housing developer and owner. The board is comprised of an equal share of Eden appointed and CRIL appointed board members. The board of Redwood Lodge, Inc. passed a resolution on May 11, 2012 to sell the property to an Eden controlled tax credit partnership, EHP Redwood Lodge, LP. This to be formed single asset tax credit limited partnership will specifically acquire and own the Project. The General Partner will be a new to be formed Limited Liability Corporation, Eden CRIL, LLC. Eden Housing, Inc. will appoint a majority and CRIL will appoint a minority of the board members. The initial limited partner will be Eden Housing, Inc. (EHI). Upon syndication of the tax credits, a tax credit investor will replace EHI as the limited partner. Eden Housing Management, Inc. currently operated the Property and will continue to operate the property under the new tax credit limited partnership.

The properties will include units with amenities including energy efficient appliances, blinds, carpeting, garbage disposal, heating, air conditioning, storage closet, balcony/patio and garaged parking.

Sequoia Manor Apartments:

The Sequoia Manor Apartments is a rehabilitation of an affordable multi-family housing development which consists of 81 units in the City of Fremont. This project will target families for most units, but there will be single individuals occupying some of the units. The units will be restricted to those earning at or below 30% and 50% of AMI. The entire property has Section 8 contracts that will be renewed for another 20 years. The project is currently owned by its Original Owner, Sequoia Manor, Inc. Sequoia Manor, Inc. is a nonprofit single asset entity whose board is appointed by Eden Housing, Inc., a nonprofit housing developer and owner. The board of Sequoia Manor, Inc. passed a resolution on May 11, 2012 to sell the property to an Eden controlled tax credit partnership, EHP Sequoia Manor, LP. This to be formed single asset tax credit limited partnership will specifically acquire and own the Project. The General Partner will be Eden Investments, Inc. The initial limited partner will be Eden Housing, Inc. (EHI). Upon syndication of the tax credits, a tax credit investor will replace EHI as the limited partner. Eden Housing Management, Inc. currently operated the Property and will continue to operate the property under the new tax credit limited partnership.

The property will include units with amenities including energy efficient appliances, blinds, carpeting, garbage disposal, heating, air conditioning, storage closet.

The County of Alameda:

The County of Alameda is a member of the CMFA and will need to hold a TEFRA hearing. Upon closing the County of Alameda is expected to receive approximately \$18,875 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Magnolia Court Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$ 2,415,632
Seller Carryback Loan:	\$ 60,804
Existing Replacement Reserves:	\$ 293,508
Deferred Fee/ Income from Operations:	\$ 160,931
Cost Deferred to Closing:	\$ 139,688
Equity:	<u>\$ 1,302,086</u>
Total Sources:	\$ 4,372,650

Uses of Funds:

Land Acquisition:	\$ 214,780
Building Acquisition:	\$ 1,489,585
Rehabilitation:	\$ 1,493,243
Architectural & Engineering:	\$ 198,990
Legal and Professional:	\$ 146,503
Reserves:	\$ 201,638
Developer Fee:	\$ 324,780
Relocation:	\$ 151,079
Interest/Fees/Title/Marketing:	\$ 83,895
Cost of Issuance:	<u>\$ 68,156</u>
Total Uses:	\$ 4,372,650

Issei Terrace Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$12,960,049
Seller Carryback Loan & Accrued Int.:	\$ 3,710,534
Existing Replacement Reserves:	\$ 548,284
Income from Oper. Prior to Conversion:	\$ 908,504
Deferred Developer Fee:	\$ 929,409
Equity:	<u>\$ 3,318,758</u>
Total Sources:	\$22,375,541

Uses of Funds:

Land Acquisition:	\$ 1,981,032
Building Acquisition:	\$ 8,623,252
Rehabilitation:	\$ 5,295,614
New Machinery & Equipment:	\$ 130,000
Architectural & Engineering:	\$ 540,260
Legal and Professional:	\$ 602,367

Contingencies:	\$ 1,330,854
Financing Costs & Developer Fee:	\$ 1,882,416
Relocation:	\$ 719,424
Reserves:	\$ 920,850
Cost of Issuance:	<u>\$ 346,472</u>
Total Uses:	\$22,375,541

Fuller Lodge Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$ 3,483,192
Seller Carryback Loan:	\$ 563,000
Existing Replacement Reserves:	\$ 230,729
Deferred Fee/ Income from Operations:	\$ 293,131
Cost Deferred to Closing:	\$ 116,491
Equity:	<u>\$ 1,123,494</u>
Total Sources:	\$ 5,810,036

Uses of Funds:

Land Acquisition:	\$ 330,842
Building Acquisition:	\$ 1,730,079
Rehabilitation:	\$ 2,126,732
Architectural & Engineering:	\$ 282,526
Legal and Professional:	\$ 238,524
Reserves:	\$ 235,470
Developer Fee:	\$ 461,944
Relocation:	\$ 187,050
Interest/Fees/Title/Marketing:	\$ 125,779
Cost of Issuance:	<u>\$ 91,090</u>
Total Uses:	\$ 5,810,036

Olive Tree Plaza Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$ 3,002,513
Seller Carryback Loan & Accrued Int.:	\$ 1,100,745
Existing Replacement Reserves:	\$ 291,917
Deferred Fee:	\$ 250,000
Cost Deferred to Closing:	\$ 340,484
Equity:	<u>\$ 508,587</u>
Total Sources:	\$ 5,494,245

Uses of Funds:

Land Acquisition:	\$ 513,682
Building Acquisition:	\$ 1,608,247
Rehabilitation:	\$ 1,921,771
Architectural & Engineering:	\$ 238,027
Legal and Professional:	\$ 161,218
Reserves:	\$ 240,593
Developer Fee:	\$ 403,629
Relocation:	\$ 187,050

Interest/ Fees/ Title/ Marketing:	\$ 135,671
Cost of Issuance:	<u>\$ 84,357</u>
Total Uses:	\$ 5,494,245

Redwood Lodge Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$ 4,472,026
Seller Carryback Loan:	\$ 877,040
Existing Replacement Reserves:	\$ 356,985
Existing Residual Receipts:	\$ 137,569
Income from Oper. Prior to Conversion:	\$ 299,770
Equity:	<u>\$ 419,149</u>
Total Sources:	\$ 6,562,539

Uses of Funds:

Land Acquisition:	\$ 652,383
Building Acquisition:	\$ 2,331,031
Rehabilitation:	\$ 1,597,642
New Machinery & Equipment:	\$ 50,000
Architectural & Engineering:	\$ 155,613
Legal and Professional:	\$ 232,694
Contingencies:	\$ 406,317
Financing Costs & Developer Fee:	\$ 553,613
Relocation:	\$ 172,662
Reserves:	\$ 308,833
Cost of Issuance:	<u>\$ 101,751</u>
Total Uses:	\$ 6,562,539

Sequoia Manor Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$13,371,591
Seller Carryback Loan & Accrued Int.:	\$ 915,636
Existing Replacement Reserves:	\$ 598,467
Existing Residual Receipts:	\$ 95,804
Income from Oper. Prior to Conversion:	\$ 65,000
Equity:	<u>\$ 512,456</u>
Total Sources:	\$16,679,540

Uses of Funds:

Land Acquisition:	\$ 1,187,865
Building Acquisition:	\$ 7,048,406
Rehabilitation:	\$ 3,381,073
New Machinery & Equipment:	\$ 100,000
Architectural & Engineering:	\$ 261,191
Legal and Professional:	\$ 551,031
Contingencies:	\$ 885,420
Financing Costs & Developer Fee:	\$ 1,435,217
Relocation:	\$ 582,734
Reserves:	\$ 924,541

Cost of Issuance:	\$ 322,062
Total Uses:	\$16,679,540

Terms of Transaction:

Amount:	\$40,000,000 (Not to Exceed)
Maturity:	30 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	September 2012

Public Benefit:

A total of 272 senior, families or those with special needs will continue to enjoy high quality affordable housing in the County of Alameda. Services at the complex's will include on-site parking as well as some garage parking, laundry facilities, air conditioning, and on-site Learning Programs.

Magnolia Court Apartments:

Percent of Restricted Rental Units in the Project: 100%
9% (2 Units) restricted to 30% or less of area median income households; and
91% (18 Units) restricted to 40% or less of area median income households;
Unit Mix: Studios, 1 and 2 bedrooms
Term of Restriction: 55 years

Issei Terrace Apartments:

Percent of Restricted Rental Units in the Project: 100%
11% (10 Units) restricted to 30% or less of area median income households; and
21% (20 Units) restricted to 40% or less of area median income households; and
68% (68 Units) restricted to 50% or less of area median income households.
Unit Mix: Studios, Studio and 1-bedroom
Term of Restriction: 55 years

Fuller Lodge Apartments:

Percent of Restricted Rental Units in the Project: 100%
11% (3 Units) restricted to 30% or less of area median income households; and
89% (22 Units) restricted to 40% or less of area median income households.
Unit Mix: 1 and 2 bedrooms
Term of Restriction: 55 years

Olive Tree Plaza Apartments:

Percent of Restricted Rental Units in the Project: 100%
11% (3 Units) restricted to 30% or less of area median income households; and
85% (22 Units) restricted to 40% or less of area median income households; and
4% (1 Units) restricted to 50% or less of area median income households.
Unit Mix: 1 and 2 bedrooms
Term of Restriction: 55 years

Redwood Lodge Apartments:

Percent of Restricted Rental Units in the Project: 100%
13% (3 Units) restricted to 30% or less of area median income households; and
87% (20 Units) restricted to 40% or less of area median income households.
Unit Mix: Studios, Studio and 1-bedroom
Term of Restriction: 55 years

Sequoia Manor Apartments:

Percent of Restricted Rental Units in the Project: 100%
14% (8 Units) restricted to 30% or less of area median income households; and
20% (16 Units) restricted to 40% or less of area median income households; and
66% (56 Units) restricted to 60% or less of area median income households.
Unit Mix: Studio and 1-bedroom
Term of Restriction: 55 years

Finance Team:

Lender:	Citibank, N.A.
Bond Counsel:	Jones Hall LLP
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	Eichner & Norris, PLLC
Borrower Counsel:	Gubb & Barshay
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$40,000,000 for the Eden Housing Portfolio affordable housing projects located in Alameda County, California.

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



SOUTHERN CALIFORNIA CHARTER SCHOOL PROPERTIES PROJECT SUMMARY AND RECOMMENDATIONS

Applicant:	Partnerships to Uplift Communities
Action:	Final Resolution
Amount:	\$ 32,000,000
Purpose:	Finance and Refinance the Acquisition of and Renovations to Certain Educational Facilities for Southern California Charter School Properties, LLC, located in the City of Los Angeles, Los Angeles County, California.
Activity:	Charter School
Meeting:	June 29, 2012

Background:

Partnerships to Uplift Communities ("PUC") is a non-profit charter school management organization designed to significantly increase college entrance and graduation rates for underserved students in Los Angeles and the San Fernando Valley. PUC operates a growing network of 13 small, public charter schools in Southern California.

Southern California Charter School Properties, LLC (the "Borrower"), is a California limited liability company. The sole member of which is Partnerships to Uplift Communities Lakeview Terrace ("PUC Lakeview Terrace" and, together with Partnerships to Uplift Communities Los Angeles, the "Corporations"), each entity is a California nonprofit corporation and organized as a 501(c)(3).

PUC Lakeview Terrace operates three charter schools - Community Charter Middle School (CCMS), Community Charter Early High School (CCEHS) and Lakeview Charter Academy (LCA). All of the PUC Lakeview Terrace schools are housed on a single campus.

Also, included in the financing is a facility that is currently home to California Academy of Liberal Studies Middle School (CAL S MS). California Academy of Liberal Studies Early College High School (CAL S ECHS) will be relocating to this site for 2012-2013 School Year. Both CAL S MS and CAL S ECHS are part of PUC Los Angeles.

The Project:

The CMFA has been requested to finance the acquisition of land and facilities currently being leased from Pacific Charter School Development located at 11500 Eldridge Ave, Lake View Terrace, CA. The site consists of 1) a two-story, 37,330 square feet building, with 13 classrooms for CCMS and 18 classrooms for CCEHS and 2) a two-story 30,604 square foot building with 16 classrooms for LCA and various shared space among the three schools including a multi-purpose room with a warming kitchen that can be used as art rooms as well as an assembly room, performance room and a space to serve lunch, computer lab, open-air rooftop gymnasium, a science lab, nurses' station and administrative offices. The buildings have a combined area of 67,824 square feet on 2.851 acres. The site also has asphalt paved parking lot, outdoor play area and a front landscaped area. The campuses of Community Charter Middle School, Community Charter Early High School and Lakeview Charter Academy will continue to share the campus at the location.

In addition, the proposed financing includes the refinancing of two existing loans that were used for the acquisition of land and buildings located at 7350 North Figueroa Street ("Figueroa Facility"). This campus is currently home to CALS MS. The CALS ECHS will be relocating to this campus for the 2012-2013 School Year. The Figueroa Facility consists of a two-story, 29,365 square feet building with 21 classrooms, a 3,977 square foot roof deck, a college center, a storage room, teacher lounge, teacher workroom, restrooms and administrative and principal offices.

The financing will be secured by the pledged revenues of the Borrower which will consist of lease payments received from the five schools. The leases will be general obligations of the 5 charter schools. They will be cross-collateralized and include a first security interest in the subject properties. In addition there is a fully funded debt service reserve fund equal to the lesser of 10% of Par Amount of the Bonds, Maximum Annual Debt Service or 125% of Average Annual Debt Service.

The City of Los Angeles:

The City of Los Angeles is a current member of the CMFA. A TEFRA hearing was held on June 27, 2012. Upon closing, the City will receive approximately \$12,165 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$25,720,000
Taxable Bond Proceeds:	<u>\$ 775,000</u>
Total Sources:	\$26,495,000

Uses of Funds:

Building Acquisition:	\$16,000,000
Refinance of Existing Loans:	\$ 7,500,000
Debt Service Reserve Fund:	\$ 1,755,000
Cost of Issuance:	<u>\$ 1,240,000</u>
Total Uses:	\$26,495,000

Terms of Transaction:

Amount:	\$32,000,000
Maturity:	August 2047
Collateral:	Deed of Trust
Bond Purchasers:	Institutional & Retail Investors
Rating:	TBD (S&P)
Estimated Closing:	August 2012

Public Benefit:

PUC schools are among the highest-scoring California public schools on the standardized API test conducted each year. All of PUC campuses serve low-income communities throughout northern LAUSD, providing low-income families a quality, college-preparatory public education. PUC's specific mission is to significantly increase college entrance and graduation rates for underserved students in Los Angeles and the San Fernando Valley.

Finance Team:

Underwriter:	Robert W Baird & Co.
Bond Counsel:	Kutak Rock, LLP
Issuer's Counsel:	Squire Sanders LLP
Financial Advisor:	Buck Financial Advisors, LLC
Borrower Counsel:	Hooper, Lundy, & Bookman, P.C.
Underwriter's Counsel:	Quarles & Brady LLP
Rating Agency:	Standard & Poor's
Trustee:	Zion's Bank

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution authorizing the issuance, sale and delivery of up to \$ 32,000,000 of tax-exempt bonds to finance and refinance the acquisition of and renovations to certain educational facilities for Southern California Charter School Properties, LLC, located in the City of Los Angeles, California.



RANCHO CALIFORNIA APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: AMCAL Enterprises, Inc.

Action: Initial Resolution

Amount: \$8,000,000 (Not to Exceed)

Purpose: Finance Acquisition and Rehabilitation of Multifamily
Affordable Housing Located in the City of Temecula,
County of Riverside, California

Activity: Affordable Housing

Meeting: June 29, 2012

Background:

AMCAL strives to develop high-quality, service and amenity-enriched housing for families and individuals at all ranges of the economic spectrum, from special needs to homeownership. Further, it is their mission to seize advantage of their vertically integrated companies: Development, Construction and Asset Management, to ensure that the developments are created in the most economically and ecologically efficient manner. It is their commitment to continue to deliver the highest quality possible at each and every community developed by AMCAL.

AMCAL is one of the most active and financially strongest affordable housing developers in the state. AMCAL has completed to occupancy 42 affordable apartment and workforce condominium developments with 3,717 restricted units throughout California since 1998. In addition, 402 units are under construction in 8 developments through 2013. All affordable apartments were funded by 4% or 9% tax credits, and reserved for very low and low-income households (30-60% of the County's Area Median Income).

The Project:

The Rancho California Apartments is an acquisition rehabilitation of an affordable multi-family housing community located at 29210 Stonewood Road in the City of Temecula. The project contains 55 units comprised of two, three and four bedroom units. There are 11 garden style buildings that are comprised of 11 two bedroom units, 11 two bedroom townhouses, 22 three bedroom townhouses and 11 four bedroom townhouses. The tenants will enjoy a community building that houses the management offices, computer center, community room and laundry facilities.

The City of Temecula is in need for affordable housing and is excited that this project will create affordable housing for a period of 55 years.

The City of Temecula:

The City of Temecula will need to become a member of the CMFA and hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$5,000 as part of the CMFA's sharing of Issuance Fees.

Project Financing:

Sources of Funds:	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$ 7,417,450
NOI From Operations:	\$ 393,840
Deferred Developer Fee:	\$ 498,442
Equity:	<u>\$ 3,321,966</u>
Total Sources:	\$11,631,718

Uses of Funds:	
Land Purchase:	\$ 794,595
Building Acquisition:	\$ 6,555,405
Rehabilitation:	\$ 1,397,054
Architect & Engineering:	\$ 110,000
Legal and Professional:	\$ 180,000
Financing Fees:	\$ 657,892
Contingency:	\$ 187,505
Permits, Fees, Taxes Insurance:	\$ 113,902
Developer Fee & Reserves:	\$ 1,342,527
Costs of Issuance:	<u>\$ 292,838</u>
Total Uses:	\$11,631,718

Terms of Transaction:

Amount:	\$8,000,000 (not to exceed)
Maturity:	15 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	December, 2012.

Public Benefit:

The Rancho California Multifamily Affordable Apartments will provide 55 affordable apartments for low-income and very low income families. Temecula's low-income community has a serious need for senior affordable housing. This project will help supply the area with affordable housing for another 55 years.

Percent of Restricted Rental Units in the Project: 100%
11% (6 units) restricted to 50% or less of area median income households; and
89% (48 units) restricted to 60% or less of area median income households.
Unit Mix: One, two, three and four bedrooms
Term of Restrictions: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Orrick Herrington & Sutcliffe, LLP
Issuer Counsel:	Squire Sander LLP
Lender Counsel:	TBD
Borrower Counsel:	Nixon Peabody, LLP

Recommendation:

It is recommended that the CMFA Board of Directors adopt an Initial Resolution in the amount of \$8,000,000 of tax-exempt private activity bonds to finance the acquisition and rehabilitation of a affordable housing project located in the City of Temecula, Riverside County, California.

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



ROUND WALK VILLAGE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Burbank Housing Development Corporation
Action:	Initial Resolution
Amount:	\$15,000,000 (Not to Exceed)
Purpose:	Finance Affordable Multi-Family Rental Housing Project Located in the City of Petaluma, Sonoma County, California
Activity:	Affordable Housing
Meeting:	June 29, 2012

Background:

Burbank Housing Development Corporation (“Burbank Housing”) is a nonprofit organization dedicated to increasing the supply of housing in Sonoma County, so that low-income people of all ages, backgrounds, and special needs will have a better opportunity to live in decent and affordable housing. Organized in 1980, Burbank provides qualified nonprofit housing development, ownership, and management services in Sonoma County.

Burbank Housing builds and manages family and senior rental housing and creates home ownership opportunities, largely through its mutual self-help program. Burbank Housing collaborates with service organizations to provide supportive housing for people with special needs, including people who are elderly, physically or mentally disabled, farm workers, or homeless.

This is the third project with Burbank Housing.

The Project:

The Round Walk Village Apartment project is an Acquisition/Rehabilitation and preservation of a 129 unit multi-family housing development located in the City of Petaluma. The project consists of one, two, three and four-bedroom units. The property, built in 1996, currently offers 2-story

townhome garden style buildings, along with a building containing the leasing office and laundry facility. A community playground is also available.

The City of Petaluma:

The City of Petaluma is a member of the CMFA and a TEFRA hearing is scheduled for August 6, 2012. Upon closing, the City is expected to receive approximately \$9,375 as part of CMFA's sharing of Issuance Fees.

Proposed Permanent Financing:

Sources of Funds

Tax-Exempt Bond:	\$ 7,948,719
City of Petaluma:	\$ 1,861,807
Seller Take Back Loan:	\$ 2,852,115
Equity:	<u>\$ 7,180,785</u>
Total Sources:	\$19,843,426

Uses of Funds:

Land Acquisition:	\$ 6,500,000
Rehabilitation:	\$ 7,376,016
New Construction:	\$ 200,000
Architectural & Engineering:	\$ 337,145
Legal and Professional:	\$ 100,000
Fees & Taxes:	\$ 191,070
Reserves:	\$ 806,196
Insurance & Interest:	\$ 669,974
Miscellaneous:	\$ 3,373,446
Cost of Issuance:	<u>\$ 289,579</u>
Total Uses:	\$19,843,426

Terms of Transaction:

Amount:	\$15,000,000 (Not to Exceed)
Maturity:	30 years
Collateral:	Deed of Trust on property.
Offering:	Private Placement.
Estimated Closing:	December 2012

Public Benefit:

A total of 129 families will enjoy high quality, independent, affordable housing in the City of Petaluma. The acquisition and rehabilitation of this project will provide affordable living in the City of Petaluma for another 55 years.

Percent of Restricted Rental Units in the Project: 100%
4% (6 Units) restricted to 35% or less of area median income households; and
49% (63 Units) restricted to 50% or less of area median income households; and
47% (60 Units) restricted to 60% or less of area median income households.
Unit Mix: One, two, three and four bedrooms
Term of Restriction: 55 years

Finance Team:

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

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$15,000,000 for the Round Walk Village Apartments affordable housing project located in the City of Petaluma, Sonoma County, California.

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



SAN DIEGO NATURAL HISTORY MUSEUM SUMMARY AND RECOMMENDATIONS

Applicant:	San Diego Natural History Museum
Action:	Final Resolution
Amount:	\$13,000,000
Purpose:	Finance and Refinance the Acquisition, Improvement, Renovation, Remodeling, Furnishing and Equipping of Facilities for San Diego Society of Natural History located in the City of San Diego, San Diego County, California.
Activity:	Cultural Facility
Meeting:	June 29, 2012

Background:

Founded in 1874, the San Diego Society of Natural History is the oldest scientific institution in southern California, and the third oldest west of the Mississippi. In its initial years, the Society was the region's primary source of scientific culture, serving a small but growing community eager for information about its natural resources. Early society members established a weather station, petitioned to create Torrey Pines State Reserve, and garnered support for the new San Diego Zoological Society.

The Mission of the San Diego Natural History Museum is "To interpret the natural world through research, education and exhibits; to promote understanding of the evolution and diversity of southern California and the peninsula of Baja California; and to inspire in all a respect for nature and the environment."

Their Purpose:

- To emphasize this unique and diverse region while maintaining a global perspective;
- To collect and preserve scientific specimens for research and as a continuous record of the changing world for future generations;
- To serve as a center for the scientific study of biological diversity and evolution;
- To provide dynamic leadership in natural history and environmental education through exhibits, publications, and educational programs, striving to make this outreach relevant to all the people of the San Diego region;

- To foster cooperative efforts in natural history research and education throughout our region.

Their Vision: The San Diego Natural History Museum will be the premier collections-based environmental education and natural history research resource in our region. We will provide programs that are timely, user-friendly, and relevant to the real-life needs of the diverse populations of the San Diego-Baja California region today and tomorrow.

The Project:

The San Diego Natural History Museum desires to: (a) refund the certificates of participation, dated December 1, 1998, delivered on January 12, 1999, evidencing direct undivided fractional interests of the owners thereof in lease payments to be made by the County as rental for certain real property pursuant to a lease agreement to benefit the Borrower (the “1999 Certificates”), the proceeds of which were used by the Borrower to finance the cost of acquiring, constructing, installing, equipping and furnishing the real property and improvements to the San Diego Natural History Museum (the “Museum”) located at 1788 El Prado, San Diego, California (the “Leased Property”), and to pay the costs of issuance of the 1999 Certificates, (b) prepay the \$1,300,000 loan agreement, dated as of July 1, 2006, by and among Wells Fargo Institutional Securities, LLC, the California Infrastructure and Economic Development Bank and the Borrower (the “2006 Loan”), the proceeds of which loan were used to finance the cost of acquisition and installation of certain equipment including chillers, humidifiers, dehumidifiers and controllers located at the Museum, as well as the cost of issuance associated with the 2006 Loan, (c) refinance two loans totaling \$488,750 (the “Mortgage Loans”), the proceeds of which loans were used to finance the cost of acquiring a warehouse facility located at 1339 Roosevelt Street, National City, California (the “Owned Property”), (d) finance the acquisition and installation of certain improvements to the Museum (the “2012 Projects”), and (e) pay the costs of issuance in connection with the financing.

The County of San Diego:

The County of San Diego is a member and held a TEFRA hearing on June 26, 2012. Upon closing, the County will receive approximately \$7,666 as part of CMFA’s sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	<u>\$12,861,000</u>
Total Sources:	\$12,861,000

Uses of Funds:

Refi. 1998 COPS:	\$11,200,000
Refi 2006 HVAC Loan:	\$ 1,092,000
Refi Purchase of Warehouse Facility:	\$ 449,000
Costs of Issuance:	<u>\$ 120,000</u>
Total Uses:	\$12,861,000

Terms of Transaction:

Amount:	\$13,000,000
Maturity:	July 2042
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Estimated Closing:	July 2012

Public Benefit:

The San Diego Natural History Museum is a premier collections-based environmental education and natural history research resource in the San Diego region. They provide programs that are timely, user-friendly, and relevant to the real-life needs of the diverse populations of the San Diego-Baja California region today and tomorrow

Finance Team:

Direct Purchase Bank:	First Republic Bank
Bond Counsel:	Quint & Thimmig, LLP
Direct Purchase Counsel:	Kutak Rock, LLP
Issuer Counsel:	Squire Sanders LLP
Borrower Counsel:	Law Offices of Elisabeth Eisner

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution authorizing the issuance, sale and delivery of up to \$13,000,000 of tax-exempt bonds to finance the acquisition, improvement, renovation, remodeling, furnishing and equipping of a facility for San Diego Natural History Museum, located in the City of San Diego, San Diego County, California.



TERRACINA OAKS APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: USA Properties Fund

Action: Initial Resolution

Amount: \$5,000,000 (Not to Exceed)

Purpose: Finance Affordable Housing Located in the City of Auburn, County of Placer, California

Activity: Affordable Housing

Meeting: June 29, 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 a 56 unit Rehabilitation affordable family development currently owned and managed by USA Properties Fund. The project is currently financed with a RHCP Loan and is coming out of its year 15 financing structure. The project is located at 12200 Gateway Court, in the City of Auburn, County of Placer, California. The County of Placer is in need for affordable housing and is excited that this project will extend the affordability period for 55 years. USA Properties proposes to recapitalize this project and to use the funds to update and rehabilitate some of the aging units.

The tenants will enjoy a community building that house's the management offices, computer center, community room and laundry facilities.

The County of Placer:

The County of Placer is a member of the CMFA and will hold a TEFRA hearing on August 7. Upon closing, the County is expected to receive up to \$3,125 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$2,105,000
Existing RHCP Loan:	\$2,616,000
NOI during Construction:	\$ 253,000
Deferred Developer Fee:	\$ 217,000
Equity:	<u>\$1,838,000</u>
Total Sources:	\$7,029,000

Uses of Funds:

Land Acquisition:	\$ 600,000
Building Acquisition:	\$3,300,000
Rehabilitation:	\$1,860,000
Financing Costs:	\$ 196,000
Reserves Costs:	\$ 116,000
Soft Costs:	\$ 58,000
Developer Fee:	\$ 774,000
Costs of Issuance:	<u>\$ 125,000</u>
Total Uses:	\$7,029,000

Terms of Transaction:

Amount:	\$5,000,000 (not to exceed)
Maturity:	30 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	December 2012.

Public Benefit:

The Terracina Oaks Apartments will continue to provide 56 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 help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 100%

66% (37 units) restricted to 35% or less of area median income households; and

34% (19 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:	TBD
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	TBD
Borrower Counsel:	Bocarsly Emden Cowan Esmail & Arndt LLP

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$5,000,000 for the Terracina Oaks affordable housing facility located in the City of Auburn, County of Placer, California.

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



WESTLAKE CHRISTIAN TERRACE EAST APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Christian Church Homes

Action: Final Resolution

Amount: \$26,770,662

Purpose: Finance Affordable Senior Multi-Family Rental Housing Facility Located in the City of Oakland, Alameda County, California

Activity: Affordable Senior Housing

Meeting: June 29, 2012

Background:

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

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

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

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

The Project:

The Westlake Christian Terrace East Apartment project is an acquisition and rehabilitation project that is an existing HUD-assisted multifamily rental housing property that was originally built in 1971. It is a senior housing development located in the City of Oakland and is comprised of an 11-story concrete building with a total of 200 units. Ninety-one (91) of the units have a Section 8 Housing Assistance (HAP) Contract. The unit configuration consists of 157 studios and 43 one-bedroom unit types. All of the units will be restricted to households with incomes no greater than 50% of the area median income. The average age of the residents is roughly 80 years of age. The scope of the work includes exterior paint, architectural design elements on the facade of the first two floors to improve the overall look of the building, reworking of the building entrance, provide outdoor seating, and a re-design of the existing handicap parking located just outside of the building entrance. In addition, the scope of work will also include new uses such as: access to a new roof deck for resident enjoyment with seating and areas for various program specific uses. The 24-month rehabilitation of the proposed project is estimated to begin July of 2012 and is anticipated to be completed in July of 2014.

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

The City of Oakland:

The City of Oakland is a member of the CMFA and held a TEFRA hearing on April 4, 2012. Upon closing, the City is expected to receive approximately \$14,600 as part of CMFA's sharing of Issuance Fees.

Project Financing:

Sources of Funds:	Construction	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$26,770,662	\$11,969,600
Deferred Developer Fee:	\$ 0	\$ 1,760
LIH Tax Credit Equity:	\$ 842,842	\$17,603,087
Direct & Indirect Public Funds	\$ 8,296,061	\$ 8,296,061
Other (Cash from Oper. & Reserves)	\$ 1,917,300	\$ 1,971,299
Other (Seller Carryback)	<u>\$ 8,232,130</u>	<u>\$ 8,232,130</u>
Total Sources:	\$46,058,995	\$48,073,937

Uses of Funds:

Acquisition Cost:	\$15,981,997
Hard Construction Costs:	\$21,324,672
Architect & Engineering Fees:	\$ 1,395,853
Contractor Overhead & Profit:	\$ 971,894
Developer Fee:	\$ 2,013,324
Relocation:	\$ 502,300
Cost of Issuance:	\$ 653,258
Capitalized Interest:	\$ 1,720,119
Other Soft Costs (Marketing, etc.):	<u>\$ 3,456,520</u>
Total Uses:	\$48,019,937

Terms of Transaction:

Amount:	\$26,770,662
Maturity:	15 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	August 2012

Public Benefit:

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

Percent of Restricted Rental Units in the Project: 100%
100% (200 Units) restricted to 50% or less of area median income households;
Unit Mix: Studio & one bedroom
Term of Restriction: 55 years

Finance Team:

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

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$26,770,662 for the Westlake Christian Terrace East Apartments affordable senior housing project located in the City of Oakland, Alameda County, California.

**SOURCEMEDIA
 SPONSOR/EXHIBITOR CONTRACT & AGREEMENT**

By submitting a signed copy of this sponsorship application for The Bond Buyer's 22nd Annual California Public Finance Conference, we accept the terms and conditions described in the attached.

Company California Municipal Finance Authority (CMFA) Date: June 11, 2012

Address _____

City _____ State / Prov _____ Zip Code _____

Contact _____ Title _____

Phone _____ Fax _____

Email _____

Exhibit Space Reservation

- 8' x 10' booth
- N/A

* Show Management will make every effort to not place Sponsors next to their competitors. Show Management reserves the right to alter a Sponsor's assigned space if it is deemed necessary in the best interest of the exposition. Before exercising its discretion, Show Management will consult with Sponsor. Exhibit space assignments are made on the basis of priority, availability, need and space, with all assignments made in the best interest of the exposition.



Sponsorship Level: Silver

Sponsorship Includes:

- Complete set of conference registration materials includes documentation book
- Four (4) full conference passes
- Inclusion in all house advertising promoting this conference
- Fifty-word (50) company description & full page b/w ad in conference documentation book
- Firm name or logo included in direct-mail brochure, if applicable
- List of attendee names, titles and firms in advance of conference

Please provide contact details on the person within your company that will be handling the logistics for the event (if different from above)

Main Contact Name _____ Title _____

Phone _____ Email _____

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Sponsors are required to pay 100% of their commitment. No branding/promotion will take place until full payment is received. Sponsors are required to pay 50% of commitment upon contract signature (a credit card hold is acceptable if Sponsor prefers to pay by company check). Failure to pay within 14 days of commencement may constitute a forfeiture of participation and will still require all monies due.

Sponsor agrees to comply with all applicable federal, state and local laws; and with the Terms and Conditions included in this application. Terms and Conditions on back.

Name of Authorized Representative _____

SourceMedia Representative Tara Gonzalez

Signature _____

(Required)

Date _____

Signature _____

Date _____

Please scan contract back to tara.gonzalez@SourceMedia.com. All questions should be directed to **Tara Gonzalez 212 803 8486**.

TERMS AND CONDITIONS

Conditions: Sponsor agrees to have a representative at the booth during SourceMedia show hours and agrees to not tear down their booth until conference ends. Sponsor also agrees not to use the SourceMedia name, initials or logos in booths or advertising without express written permission of SourceMedia. SourceMedia reserves the right to modify and/or cancel program, location, content and speakers.

Compliance: All exhibits must comply with the laws and regulations of the city and state in which the exhibit is held. The person whose signature appears on the Application Form agrees to inform all on-site booth personnel and Sponsor Appointed Contractors of the show guidelines.

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Company Descriptions and Logos: As part of your package SourceMedia will promote your organization throughout the marketing effort of the conference. We will need from you a 50-word company description with contact info for inclusion in our final Show Guide ideally in electronic format. **Sponsors Only:** we will also need a copy of your corporate logo in eps format (at least 300 dpi).

Installation and Dismantling of Exhibits: • Freeman, the Official Service Contractor, will receive and deliver materials to the exhibit booth. Please refer to the Material Handling & Shipping portion of the Service Guide for complete information. Freeman will have complete control of all dock and loading facilities and will provide all rigging, labor and equipment. • Sponsor agrees to have set-up completed one hour prior to show opening.

Noise Level: Amplified music or vocal presentations are permitted if not audible in neighboring booths including those on either side, back to back or across the aisle. Blinking or flashing lights that are distracting to neighboring Sponsors on either side, behind the booth or across the aisle must be discontinued. No exceptions will be allowed. Show management shall exercise total control of this regulation and will ask that Sponsor discontinue the distraction if objectionable to neighboring booths.

Literature Distribution: Canvassing in any part of the facility outside of your exhibit space or of the hotels in the Benefits Management Forum & Expo Housing Block is strictly prohibited. Any person doing so will be requested to discontinue canvassing immediately. Circulars, catalogs, magazines, invitations, folders and signs may be displayed or distributed only in the Sponsor's booth and must be related strictly to the approved products and/or services on display.

Booth Regulations: • Exhibit Hall is carpeted. • Standard booth height is 8 feet. Requests for height variance must be in writing to Freeman no later than 60 days in advance of the Exhibition and accompanied by a booth drawing or photo showing measurements. • Each Sponsor must have a "fair" sight line from the aisle — regardless of the size of the exhibit. No fixture or equipment will be placed where it will block the sight of another Sponsor unless mutually agreed upon by the exhibiting companies and on-site contacts. • Equipment (e.g., monitors, etc.) that is over 4 feet high and within 10 feet of another booth will be placed in the back 5 feet of the booth. • All booths must accommodate and be accessible and in compliance with the American with Disabilities Act. • All electrical equipment must be in good operable condition and able to pass the inspection of the on-site Fire Marshall. • Booths, tables, curtains, displays or storage may not protrude into an aisle, exit or block any location during the show. • Each Sponsor agrees to be responsible regarding regulations pertaining to health, fire prevention and public safety while participating in the Exhibition. • All packing containers or materials must be removed when emptied. These items cannot be used as exhibit support. • Booth space is to be left in the same condition as it was at the time of occupancy. Any material left in the booth that requires additional cleaning or large amounts of materials removed will be billed to the Sponsor.

Exhibit Hall Regulations: • Every person must wear a badge to enter the exhibit hall and while on the show floor. Temporary badges will be issued to individuals assisting during move-in, move-out or before or after show hours. • Nothing may be attached to or suspended from any hotel/convention center structure without the express consent of hotel/convention center. • Nothing may be placed or leaned against any wall in the exhibit area. No writing, taping, tacking or nailing on the wall is permitted. • The booth must be maintained by at least one company representative at all times during Exhibition hours. • All demonstrations and exhibits must be confined to the contracted space, relevant to the product or service of the exhibiting firm, and be of interest or educational value to the attendees. • Alcoholic beverages are not permitted in the exhibit hall and will be permitted only during scheduled receptions.

Security: • Continuous security coverage of the exhibit hall will be furnished from move-in through move-out. • Sponsors are responsible for the security of their personal property from move-in through move-out. Keep an eye on your valuables at all times. • SourceMedia and Freeman are not liable for any loss or damage of materials. Should any loss occur, report the incident to Security immediately. SourceMedia, the facility management, or any officers or staff members will not be responsible for the safety or the property of the participants from theft, damage by fire, accident or other causes.

Smoking Restrictions: Smoking is prohibited during move-in, show time and move-out.

Food/Beverage Dispensing: All food and beverage served at Sponsor's booth must be provided and prepared by HOTEL with certain exceptions. Exceptions may be granted to the Sponsors who are manufacturers or suppliers of food or food products. Requests for exceptions must be submitted by the Sponsor and will be reviewed by HOTEL on a case-by case basis. Sponsors who wish to provide food and beverage at their booth for attendees of the show/convention must make advance arrangements through HOTEL Convention Services Manager at PHONE.



Professionals

Ronald E. Lee

Attorney & Vice President

Ron Lee has focused exclusively on public finance since 1996. He serves as bond counsel, disclosure counsel and underwriter's counsel in financings for a variety of public and private projects, including water, wastewater, airport, power, transportation, school, public safety, public infrastructure, general government, solid waste, industrial development, housing, nonprofit and health care projects.

His engagements have included the largest tax-exempt health care financing in U.S. history; the largest public power financing in U.S. history; the first recovery zone facility bond issue in California history; and two of the first three tax-exempt convention center hotel financings in U.S. history.


Education:


University of California, Hastings College of the Law, J.D.
University of California, Berkeley, B.A. (Economics)



Ronald E. Lee

Attorney & Vice President

415-391-5780  tel

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Professional Associations:

State Bar of California
admitted in 1994



National Association of
Bond Lawyers

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CHARITABLE GRANT RECOMMENDATION

Asian Youth Center – 6/29/12
Beauty Bus Foundation - 11/4/2011
Beyond Shelter – 1/13/2012
Breathe California – 8/12/2011
California State Parks Foundation – 4/6/2012
California State University Philanthropic Foundation - 12/9/2011
Canyon Acres – 4/27/12/
CASA For Children – 5/18/12
Communities Advocating for Resident Empowerment (CARE) – 1/13/2012
Community Partners – 12/9/2011
Community Services Unlimited – 11/4/2011
Families Forward - 6/8/12
Foster Family Service – 1/13/2012
Gary Sinise Foundation – 4/27/12
Grid Alternatives – 11/4/2011
Healthy Neighborhoods Venture – 6/29/12
Housing with Heart – 4/6/2012
Indian Health Council – 6/8/12
Jewish Family & Children's Services – 6/10/2011
KHEIR Center – 2/3/2012
La Familia Counseling Center – 2/3/2012
MARSOC Foundation – 4/27/12
Mendocino Community Health Clinic, Inc. – 2/24/2012
Miracle League of North Orange County – 5/18/12
Orange Housing Development Corp – 2/3/2012
Proyecto Pastoral – 6/29/12
Queen of Hearts – 6/8/12
Raices – 2/24/2012
United Outreach of El Dorado County – 6/8/12

CHARITABLE GRANT GUIDELINES

Recipient: Board Members of the California Foundation for Stronger Communities

Purpose: To Provide an Outline of Charitable Grant Guidelines

CHARITABLE GUIDELINES:

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

CHARITABLE GRANT RECOMMENDATION

Recipient: **ASIAN YOUTH CENTER** (6/29/12)
Location: 100 Clary Ave, San Gabriel, CA 91776
Purpose: Youth and Family Community Services
Website: www.asianyouthcenter.org
Revenue: \$1,724,038

MISSION/VISION:

We provide youth and family community services.

BACKGROUND:

The Asian Youth Center (AYC) is a non-profit, community-based organization serving the social services needs of youth and families, with a focus on Asian immigrants. Their programs enable those they serve to adapt and contribute to a multi-cultural society.

AYC began in 1989 as a project of the United Way after its Asian Task Force found a critical lack of services for Asian youth. In the last ten years, AYC has expanded its scope to serve non-Asian youth and families as well, with culturally appropriate services in Cantonese, Mandarin, Vietnamese, Spanish and English.

AYC successfully opened the Tawa Youth Center in San Gabriel in 1997 and the Annex Building which opened in 2003 was re-named the May L. To Educational Center in 2011. Their combined facilities have more than 9,000 square feet of recreation areas, an indoor basketball court, computer labs, classrooms, and counseling rooms.

Through their TLCC Program they offer:

- After-school Tutoring & Homework Assistance
- Transportation to AYC from Local Schools
- Open Recreation (Pool Tables, Computer Lab, and Badminton)
- "Streets to Beats" DJ Lessons
- Workshops in Teen Leadership, Lifeskills, Culture, College & Career Prep, Job Placement
- Community Service
- Open Recreation & Sports Teams
- Field Trips, College Visits, and Guest Speakers
- *SAT Classes (call for upcoming class schedule)

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Gay Yuen
David Lawton
Jones Moy
Angela Chang

CHARITABLE GRANT RECOMMENDATION

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

MISSION/VISION:

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

BACKGROUND:

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

Beauty Bus accomplishes our mission through:

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Dan Rosenson
Alicia Marantz Liotta
Wendy Marantz Levine
Ann Mincey
Richard Salkow
Lisa Sigell
Kathy Vincent

CHARITABLE GRANT RECOMMENDATION

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

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

Purpose: Provides Help to Families that are Homeless.

Website: www.beyondshelter.org

Revenue: \$3,300,000

MISSION/VISION:

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

BACKGROUND:

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Chairperson - Gerard Denny
Chair-Elect - Daryl L. Canham, Ed.D, MSN
Past-Chair - Hon. Rod Diridon, Sr.
Treasurer - Ted Mazzone
Secretary - Alan Goldsobel, MD

CHARITABLE GRANT RECOMMENDATION

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

Location: 1469 Park Avenue, San Jose, CA 95126

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

Website: www.borregomedical.org

Revenue: \$598,720

MISSION/VISION:

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

BACKGROUND:

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

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

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

FISCAL IMPACT:

Donations will help provide support to fighting lung disease.

BOARD OF DIRECTORS:

Chairperson - Gerard Denny
Chair-Elect - Daryl L. Canham, Ed.D, MSN
Past-Chair - Hon. Rod Diridon, Sr.
Treasurer - Ted Mazzone
Secretary - Alan Goldsobel, MD

CHARITABLE GRANT RECOMMENDATION

Recipient: CALIFORNIA STATE PARK FOUNDATION (4/6/2012)
Location: 50 Francisco St. Ste. 110, San Francisco, CA 94133
Purpose: Provides Maintenance, Improvements and Preservation of State Parks.
Website: www.calparks.org
Revenue: \$12,761,000

MISSION/VISION:

To Improve and Maintain California State Parks

BACKGROUND:

The California State Parks Foundation (CSPF) was founded in 1969 by William Penn Mott, Jr., former director of both California's Department of Parks and Recreation and the National Park Service. With their 130,000 members, CSPF is the only statewide independent nonprofit organization dedicated to protecting, enhancing and advocating for California's magnificent state parks. Since 1969, CSPF has raised more than \$186 million to benefit state parks. CSPF is committed to improving the quality of life for all Californians by expanding access to the natural beauty, rich culture and history, and recreational and educational opportunities offered by California's 278 state parks—the largest state park system in the United States.

Some of the major areas of work for the CSPF include:

- Serving as the independent voice for state parks by facilitating capital improvements, advocating for adequate funding and sound policies for state parks, including deferred maintenance support, and funding educational programs, habitat restoration and land acquisition.
- Cultivating stewardship of state parks by hosting annual Earth Day Restoration and Cleanup programs and supporting Volunteer Enhancement programs.
- Encouraging environmental education and visitation of state parks by supporting programs such as Coast Alive!, FamCamp, Bay Youth for the Environment, Junior Rangers and Junior Lifeguards.

FISCAL IMPACT:

Donations will help provide support to the operations of the organization.

BOARD OF DIRECTORS:

John Harrington
Elizabeth Lake
Donald Robinson
David Mandelkern
Michael Alvarez
Pamela Bass
Diana Evans
Michael Brill

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 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: **FAMILIES FORWARD** (6/8/12)
Location: 9221 Irvine Blvd., Irvine, CA 92618
Purpose: To provide family services
Website: www.families-forward.org
Revenue: \$3,250,125

MISSION/VISION:

Families Forward exists to help families in need achieve and maintain self-sufficiency through housing, counseling, education and other support services. Our Values: Dignity: Honor each individual through an atmosphere of respect, trust and confidentiality. Empowerment: Inspire self-sufficiency through the development of courage, confidence and pride. Accountability: Accept responsibility for commitments and accomplishing our goals. Community Spirit: Realize our vision through teamwork, cooperation and collaboration. Hope: Share a belief in new beginnings and allowing dreams of the future to emerge.

BACKGROUND:

Families Forward is an Irvine-based nonprofit organization founded in 1984 by a group of dedicated community members in collaboration with the City of Irvine and the Irvine Company, who shared the same vision of providing housing for families in crisis. The agency began with only five apartment units and one part-time counselor. Families Forward quickly grew in response to the community need and now has twenty-eight transitional housing units as well as a comprehensive array of services to prevent homelessness.

Families Forward served over 7,000 people through its various programs. Some accomplishments include:

- 172 families avoided homelessness through the homeless prevention program
- 33,834 bags of food were distributed through the food pantry
- 250 parents received career assistance
- 1,032 children received school supplies

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Mark Harryman
Robert Lambert
Teri Hoops
Susan Holt
Hedy Kirsh
Jay Steinman
Greg Phillips
Ryan Warne-McGraw
Steven Wilson
Allen Goh
Suzanne Tague
Robert King
Roger Grable

CHARITABLE GRANT RECOMMENDATION

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

MISSION/VISION:

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

BACKGROUND:

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Erica McCray
Kent Shingles
Janice Jensen
Jacob Write
Joseph Kamp

CHARITABLE GRANT RECOMMENDATION

Recipient: **GARY SINISE FOUNDATION** (2/27/12)
Location: 12001 Ventura Pl, Suite 201, Studio City, CA 91604
Purpose: Honor and Defend Veterans, First Responders and their Families
Website: www.garysinisefoundation.org
Revenue: \$1,076,943

MISSION/VISION:

At the Gary Sinise Foundation, we serve our Nation by honoring our defenders, veterans, first responders, their families, and those in need.

We do this by creating and supporting unique programs designed to entertain, educate, inspire, strengthen, and build communities.

BACKGROUND:

The Gary Sinise Foundation was officially formed in 2010, and is dedicated to serving the Nation by honoring our defenders, veterans, first responders, their families, and those in need.

Gary Sinise's passion in this area was born from his family's deep roots in military service and from a desire to contribute following the attacks on September 11, 2001. His father served in the Navy in the early 1950's, two uncles served in WWII (one in the Navy in the Pacific, another on a B17 as a navigator flying 30 missions over Europe). He has three brothers-in-law who served in Vietnam: one was an Army helicopter pilot; one a West Point graduate who served two tours in Vietnam, wrote the Army's "Military Leadership" manual and rose quickly in the ranks to Lt. Colonel before passing away from cancer at age 39; one a medic with the 101st Airborne Division who later retired as a Physician's Assistant. One of his sisters-in-law, who married the Physician's Assistant, served for 10 years in the Army and was a Captain when she resigned her commission to raise their children. One of their sons, Gary's nephew, has served in Afghanistan with the 82nd Airborne and was recently accepted into Special Forces Training (Green Berets).

Under the umbrella of The Gary Sinise Foundation, one person is able to make a difference and join forces with a legion of supporters. "The Foundation is a strong, dependable resource to spread the 'give-back goodness'." That's what Gary Sinise wants his Foundation to do, "provide opportunities for people to give back."

FISCAL IMPACT:

Charitable donations would go towards the Building for America's Bravest program. This program helps build homes for Veterans and First Responders families.

BOARD OF DIRECTORS:

John Heubusch
Lt. Gen. Rick Lynch
David McIntyre
Captain Jim Palmersheim
Bob Pence
Anthony Saliba
Kevin Wensing

CHARITABLE GRANT RECOMMENDATION

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

MISSION/VISION:

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

BACKGROUND:

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

Recipient: **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: **HOUSING WITH HEART** (4/6/2012)

Location: 2081 Business Center Dr, Ste 110, Irvine, CA 92612

Purpose: Provides services to low-income and very low-income families.

Website: www.homesinc.org

Revenue: \$1,288,000

MISSION/VISION:

Housing with HEART (Helping Educate, Activate, and Respond Together) responds to the current and future needs of JHC's very low- and low-income residents to improve their lives, break the poverty cycle, and move them toward non-subsidized self-sufficiency.

BACKGROUND:

Housing with HEART provides support services to over 5,000 low and very-low income families living in 40 affordable housing developments across California. In keeping with the broad community development mission of Jamboree Housing Corporation, Housing with HEART provides and coordinates a variety of on-site supportive services for our residents through three focused strategies: Community Building, Youth Academic Achievement, and Family Health & Wellness.

Each fall they hold a state-wide event known as Jam!boree Day that serves as the capstone event that celebrates the successes their residents have made in incorporating health and wellness goals into their daily lives. This day, in which over 1,000 residents of all ages (families and seniors) gather at locations throughout California wellness focuses on community building, health, nutrition, physical activity and fun.

FISCAL IMPACT:

This charitable donation would go towards the many programs that are provided. The contribution could help the celebration that the group throws for the less fortunate.

BOARD OF DIRECTORS:

Mark Hoover
Richard Amerian
Cesar Covarrubias
Ray Silver
Richard Lamprecht
Pamela Sapetto

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

Location: 2150 Post Street, San Francisco, CA 94115

Purpose: To Strengthen Individuals, Families and Community

Website: www.jfcs.org

Revenue: \$776,752

MISSION/VISION:

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

BACKGROUND:

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

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

Purpose: Provides Health Care and Health Education Services.

Website: www.lakheir.org

Revenue: \$3,634,000

MISSION/VISION:

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

BACKGROUND:

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

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

FISCAL IMPACT:

Donations will help fund on-going programs and services.

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

Location: 5523 34th Street, Sacramento, CA 95820

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

Website: www.lafcc.org

Revenue: \$3,103,093

MISSION/VISION:

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

BACKGROUND:

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

Recipient: **MARSOC FOUNDATION** (4/27/12)
Location: PO Box 2018, Temecula, CA 92593
Purpose: Supports MARSOC and their Families
Website: www.marsocfoundation.org
Revenue: New Organization

MISSION/VISION:

The MARSOC Foundation was established to provide benevolent support to active duty and medically retired MARSOC personnel and their families as well as to the families of Marines who have lost their lives in service to our Nation.

BACKGROUND:

Since the horrific events of 9/11, the demands on Special Operations Forces and their families have been unprecedented in our Nation's history.

Today, MARSOC is deployed in over 40 countries around the world. The average MARSOC Critical Skills Operator is away from home and family more than 50% of the time, either on deployment or out-of-area training. During their service to our country, they are often exposed to combat and other hazardous activities that can have immediate and lasting impacts. As demand grows for the unique services of MARSOC, so too does the need for benevolent support.

The Foundation aims to meet needs unmet by the government with an emphasis on building personal and family resiliency and supporting the full reintegration of MARSOC Marines and Sailors following wounds, injuries and extended deployments.

- Assist MARSOC personnel who are injured or wounded in combat, contingency operations, or training with special needs
- Assist the families of MARSOC personnel with health and welfare challenges
Funding for medical treatments not provided by the government
- Support memorials and services that commemorate fallen MARSOC personnel
- Support reintegration and transition assistance of MARSOC personnel

FISCAL IMPACT:

The donation will support the programs that MARSOC provides to active duty military and their families

BOARD OF DIRECTORS:

Brian Fuller
Brad Baxter
David Morgan
Paul McConnell

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: **MIRACLE LEAGUE OF NORTH ORANGE COUNTY (5/18/12)**

Location: 221 Fig Avenue, Brea, CA 92821

Purpose: To Provide Recreational Sports to the Developmentally Challenged

Website: www.miracleleague.net

Revenue: \$86,815

MISSION/VISION:

The Miracle League of North Orange County is based out of Placentia, California and is geared to those who want to play the great game of baseball. We are a nationwide non-profit organization that gives mentally and physically disabled children and adults the opportunity to play the great game of baseball. Our players will learn the basic fundamentals of baseball on a traditional baseball diamond. We welcome players who are 8 years old and up. There is no age limit and no player will be turned away because of lack of experience, disability or ability to pay. We use soft-core baseballs and will provide Buddy Assistance if needed.

BACKGROUND:

The Miracle League of North Orange County (MLNOC) was formed in 2009 by a group of parents with special needs “kids” whose children were too old to play baseball in special leagues in the area. MLNOC accepts people of all ages and levels. We encourage everyone to join.

Their league began with 6 teams and 79 players and has grown in the past few years to 10 teams with over 120 players ranging in age from 8 to 62 years old.

MLNOC Players:

Their players are the heart and soul of the MLNOC. They play at all levels and show great sportsmanship and respect to each other.

MLNOC Volunteers & Coaches:

Their volunteers and coaches are the backbone of the MLNOC. These are the key people that work tirelessly to ensure our players have the best baseball – and social -- experience possible.

MLNOC Families:

MLNOC families give their players overwhelming support and encouragement. It is amazing to see the look on our players’ faces as the families cheer them on as they get a hit, round the bases or make that great play. Even when they don’t make the plays, they are cheered and supported.

FISCAL IMPACT:

A charitable contribution would go towards funding the baseball program that Miracle League provides to the developmentally challenged.

BOARD OF DIRECTORS:

Steel Morris
Deborah Morris
Scott Clarkson

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: **PROYECTO PASTORAL** (6/29/12)

Location: 135 N. Mission Rd. Los Angeles, CA 90033

Purpose: Human Services, Youth Development & Community Improvement

Website: www.proyectopastoral.org

Revenue: \$2,133,499

MISSION/VISION:

Proyecto Pastoral at Dolores Mission works in the economically and politically disenfranchised community of Boyle Heights to empower the community personally and socially by developing grassroots projects in education, leadership, and service.

BACKGROUND:

Proyecto Pastoral at Dolores Mission was founded in 1986 by community residents and the California Province of Jesuits. It has grown into a highly effective community building organization. Proyecto Pastoral is committed to involving local community members in the planning, design and implementation of its programs. One third of the Proyecto Pastoral Board of Directors is comprised by local community residents responding to community identified needs enabling Proyecto Pastoral to make a significant impact in the lives of local families. Anticipating the needs of the community enables Proyecto Pastoral in being an ever evolving organization that whose success lies not only in being dynamic but understanding the real issues. Proyecto Pastoral serves over 2,500 children, youth and families annually through its five programs.

Proyecto Pastoral Programs:

- IMPACTO
- Comunidad en Movimiento
- Proyecto Pastoral Early Childhood Education Centers
- Guadalupe Homeless Project
- Proyecto Pastoral's Thrift Store

FISCAL IMPACT:

The donation will be used to fund operations and provide for programs that are provided.

BOARD OF DIRECTORS:

Executive Members

Brian Albert, Chairperson
Helen Sanchez, Vice Chairperson
Roberto Longoria, Second Vice Chairperson
Rosa Campos, Secretary
Rob Smith, Treasurer

Members

Rey Rodriguez, Past Chairperson
Father Greg Boyle, S.J.
Yolanda Brown
Rita Chairez
Lydia Garcia
Monica Gomez
Margarita Hernandez
Vince Lawler
Al Linton
Fr. Scott Santarosa, S.J.
Esperanza Vasquez
Seth Wellisch

CHARITABLE GRANT RECOMMENDATION

Recipient: QUEEN OF HEARTS (6/8/12)
Location: 6405 Dana Avenue, Jurupa Valley, CA 91752
Purpose: To provide human services to the developmentally disabled.
Website: www.queenofhearts.org
Revenue: New Entity

MISSION/VISION:

It is dedicated to providing an avenue to improve the bodies, minds and spirits of children, youth, and adults with physical and/or developmental disabilities through therapeutic horseback riding lessons and other equine activities.

BACKGROUND:

Queen of Hearts Therapeutic Riding Center, Inc. (QOH) is a nonprofit facility that offers programs supporting the development of disabled children and adults living in Southern California's Inland Empire and surrounding areas.

QOH was founded in 1998, and is a Premier Accredited Center of the Professional Association of Therapeutic Horsemanship Int'l. (PATH) - an organization dedicated to changing and enriching lives by promoting excellence in equine-assisted activities and therapies.

They are dedicated to providing an avenue to improve the bodies, minds and spirits of children, youth, and adults with physical and/or developmental disabilities through therapeutic horseback riding lessons and other equine activities.

The Center affords the riders opportunities for mainstream integration, normalization, and socialization through equine activities. Our students are challenged by professional instructors and trained volunteers to improve their physical health, social skills, and gain a sense of accomplishment and control.

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

To Be Formed

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: **UNITED OUTREACH OF EL DORADO COUNTY** (6/8/2012)
Location: P.O. Box 451, Shingle Springs, CA 95682
Purpose: Provides Temporary Shelter for the Homeless
Website: www.uedc.org
Revenue: \$99,412

MISSION/VISION:

Serving to Empower the Homeless People of El Dorado County.

BACKGROUND:

United Outreach of El Dorado County is a 501(c)(3) non-profit organization under the leadership of its Board of Directors. All members of the board are volunteers who are dedicated to providing food and a safe, secure shelter for the homeless people in our area.

Our Board is staffed by volunteers who come from different backgrounds, some with technical and corporate experience, some with non-profit corporation backgrounds, and others who are clergy. All are dedicated to providing the help that homeless people need to survive and become contributing members of society. We work with the County Human Services Department to identify homeless families and individuals in Placerville and the county who need our help.

When they began in 2005 with their nighttime shelter, around six clients would join them for one or two evenings a week. The winter of 2007-2008 ended with a maximum of 45 clients in each of the five evenings each week they were open. During the six months of 2007-2008 operation, United Outreach saw around 3500 check-ins come into their shelter

Homelessness affects our entire community. Businesses, schools, churches, and individuals all feel the results of a population without jobs, training or homes to live in. It is their intention to do something about this situation, and hope that you will join them in the effort.

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Ane Deister,
Lynn Picco, Secretary
Craig Klatt, Board Member
Beth Southorn, Programs, Board Member
Tara Turrentine, Board Member
Jane Layton, Board Member
Natalie Miller, Board Member
Jennifer Sands, Board Member