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## **PROCEDURAL ITEMS FOR THE CMFA SUMMARY AND RECOMMENDATIONS**

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Items: A1, A2, A3

Action: Pursuant to the by-laws and procedures of CMFA, each meeting starts with the call to order and roll call (A1) and proceeds to a review and approval of the minutes from the prior meeting (A2). After the minutes have been reviewed and approved, time is set aside to allow for comments from the public (A3).

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## **WOODLANDS NEWELL APARTMENTS SUMMARY AND RECOMMENDATIONS**

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**Applicant:** MidPen Housing Corporation

**Action:** Initial Resolution

**Amount:** \$14,000,000 (Not to exceed)

**Purpose:** Finance Affordable Multi-Family Rental Housing Facility  
Located in the City of East Palo Alto, San Mateo County,  
California

**Activity:** Affordable Housing

**Meeting:** February 22, 2013

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### Background:

MidPen Housing Corporation (“MidPen”) is one of the nation’s leading non-profit developers, owners and managers of high-quality affordable housing. MidPen has developed over 100 communities and 6,600 homes for low-income families, seniors and special needs individuals throughout Northern California over the last 40 years. MidPen’s developments are award-winning and nationally recognized. MidPen has extensive experience in site acquisition and planning, entitlements, community outreach, design, and construction management. The organization has a solid track record in securing both public and private funding and proven expertise in positioning projects for long-term financial sustainability. In addition, MidPen provides comprehensive on-site services and programs to help residents advance. These services are delivered through the organization’s staff and a network of over 300 service provider partners. This is our seventh transaction with Mid-Peninsula Housing Coalition

### The Project:

The Woodlands Newell Apartments consists of two acquisition and rehabilitation properties located within one block from each other with a total of 49 units of existing affordable housing. The mix of units will be 6 studio, 16 one-bedroom, 11 two-bedroom, 8 three-bedroom and 8 four-bedrooms in five buildings. The units will be affordable to families’ earning between 30% and 60% of the area median income. MidPen Housing plans to refinance the two properties and complete an extensive rehabilitation which will result in the preservation of 49 apartments for low income individuals and families for an additional 55 years.

The Woodlands consists of 23 large family apartments in 3 buildings located at 1761 Woodland Avenue in East Palo Alto. The Woodlands has provided housing to low income families earning less than 60% of the Area Median Income (AMI) for 20 years. The property was built in 1989 using low income housing tax credits. Woodlands now needs significant exterior and structural renovation to ensure resident safety including stair beams, stair stringers, guardrails, stair landings, car ports supports and siding. The unit interiors at Woodlands are also in great need of renovation.

Newell Avenue Apartments, located at 44-48 Newell Road, is comprised of 26 apartments in two wood frame, double story buildings build over tuck-under parking. Both buildings house extremely low, very low and low-income individuals, couples, and families. Newell Avenue Apartments was built in the 1960's and was acquired by MidPen Housing in 1996. Newell is in need of a substantial exterior renovation including replacement of siding, windows, doors, and roof. Newell also needs structural upgrades to the existing tuck-under parking as well as interior renovations.

Specific on-site amenities will include a Community Center with access to supportive services such as computer education, employment and job training and parent support including after school tutoring.

The City of East Palo Alto:

The City of East Palo Alto will need to become a member of the CMFA and hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$8,125 as part of CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds

Tax-Exempt Bond:	\$ 9,161,821
GP Equity:	\$ 227,195
San Mateo County Loan:	\$ 2,888,966
Deferred Fees:	\$ 351,650
Equity:	<u>\$ 1,930,663</u>
Total Sources:	\$14,558,314

Uses of Funds:

Land Acquisition:	\$ 1,535,000
Building Acquisition:	\$ 3,800,000
Rehabilitation:	\$ 4,115,055
Architectural & Engineering:	\$ 587,200
Legal and Professional:	\$ 125,500
Construction Fees & Interest:	\$ 527,200
Relocation:	\$ 1,195,500
Other Soft Costs:	\$ 1,327,061
Developer Fee:	\$ 1,210,963
Costs of Issuance:	<u>\$ 135,124</u>
Total Uses:	\$14,558,314

Terms of Transaction:

Amount:	\$14,000,000 (not to exceed)
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	August 2013

Public Benefit:

Forty-Nine families will continue to be able to enjoy high quality affordable housing in the City of East Palo Alto. Services at the complex will include adult education, after school tutoring and crisis intervention. The acquisition and rehabilitation of this project will provide affordable living in the City of East Palo Alto for 55 years.

Percent of Restricted Rental Units in the Project: 100%  
100% (49 Units) restricted to 30%-60% or less of area median income households  
Unit Mix: Studio, 1, 2, 3 and 4 bedrooms  
Term of Restriction: 55 years

Finance Team:

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

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$14,000,000 for Woodlands Newell Apartments affordable housing project located in the City of East Palo Alto, San Mateo County, California.

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



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## COCHRANE VILLAGE APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant: EAH, Inc.

Action: Initial Resolution

Amount: \$13,000,000 (Not to exceed)

Purpose: Finance Affordable Multi-Family Rental Housing Facility  
Located in the City of Morgan Hill, Santa Clara County,  
California

Activity: Affordable Housing

Meeting: February 22, 2013

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### Background:

EAH Housing is a nonprofit corporation founded with the belief that attractive affordable housing is the cornerstone to sustainable, living communities. Established in 1968, EAH has become one of the largest and most respected nonprofit housing development and management organizations in the western United States. With a staff of over 400, EAH develops low-income housing, manages 97 properties in California and Hawaii, and plays a leadership role in local, regional and national housing advocacy efforts.

Starting from grass-roots origins in response to the death of Dr. Martin Luther King Jr., EAH now serves over 20,000 seniors, families, students, people with disabilities, frail elderly and the formerly homeless. Combining award winning design, innovative on-site services and a commitment to people, EAH reflects the distinctive personality of each community.

EAH is dedicated to building communities that enhance the surrounding neighborhoods. The organization has developed 83 properties with an aggregate value of more than \$1 billion, and manages 9,100 units in 49 municipalities in California and Hawaii. EAH has received multiple national awards for property management, eleven design awards and numerous commendations from legislators on the federal, state and local levels.

The Project:

The Cochrane Village Apartment project is an acquisition/ rehabilitation multi-family housing development located at 18555 Butterfield Blvd, Morgan Hill, CA. The project will consist of 96 units apartment homes. The units will consist of one, two, three, and four-bedrooms. The scope of the work will include a community building, tot lot, play structures, picnic area, outdoor court laundry rooms, leasing office, maintenance facilities, and landscaping. There will also be onsite service coordinators as well as educational programs for the residents. T

The City of Morgan Hill:

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

Proposed Construction Financing:

Sources of Funds

Tax-Exempt Bond:	\$11,713,219
Seller Carryback:	\$ 350,177
City of Morgan Hill RDA Loan:	\$ 3,247,739
Santa Clara County HOME:	\$ 1,279,629
Santa Clara County CDBG:	\$ 413,625
Loan Interest during Construction:	\$ 179,899
Solar Rebates:	\$ 148,719
Operation Income:	\$ 341,064
Deferred Fees:	\$ 413,000
GP Equity:	<u>\$ 200,000</u>
Total Sources:	\$18,287,071

Uses of Funds:

Land Acquisition:	\$ 24,000
Building Acquisition:	\$10,256,000
Rehabilitation:	\$ 4,500,000
Architectural & Engineering:	\$ 200,000
Legal and Professional:	\$ 347,089
Construction Fees & Interest:	\$ 520,000
Relocation:	\$ 200,000
Accelerated Interest Pay to City/County:	\$ 531,827
Other Soft Costs:	\$ 238,000
Developer Fee:	\$ 1,229,768
Costs of Issuance:	<u>\$ 240,387</u>
Total Uses:	\$18,287,071

Terms of Transaction:

Amount:	\$13,000,000 (not to exceed)
Maturity:	35 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	September 2013

Public Benefit:

Ninety-four families will be able to enjoy high quality affordable housing in Morgan Hill, Santa Clara County. Services at the complex will include onsite services coordinator and educational programs. The acquisition and rehabilitation of this project will provide affordable living in the City of Morgan Hill for 55 years.

Percent of Restricted Rental Units in the Project: 98%

- 12% (11 Units) restricted to 30% or less of area median income households; and
- 30% (28 Units) restricted to 40% or less of area median income households; and
- 45% (43 Units) restricted to 50% or less of area median income households; and
- 13% (12 Units) restricted to 60% or less of area median income households.

Unit Mix: Studio, 1, 2, 3 and 4 bedrooms

Term of Restriction: 55 years

Finance Team:

Lender:	Citi Community Capital
Bond Counsel:	Jones Hall, PLC
Issuer Counsel:	Jones Hall, PLC
Lender Counsel:	Paul Hastings
Borrower Counsel:	Bocarsly, Emden, Cowan, Esmail & Arndt LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$13,000,000 for the Cochrane Village Apartments affordable multi-family housing project located in the City of Morgan Hill, Santa Clara County, California.

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



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## CALDEN AVENUE APARTMENTS SUMMARY AND RECOMMENDATIONS

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**Applicant:** Telacu Homes, Inc. / Pacific West Communities, Inc.

**Action:** Amended & Restated Resolution

**Amount:** \$80,000,000 (Not to Exceed)

**Purpose:** Finance Affordable Multi-Family Rental Housing Project  
Located in the City of South Gate, Los Angeles County,  
California

**Activity:** Affordable Housing

**Meeting:** February 22, 2013

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Background:

Forty years ago, TELACU was established as a pioneering institution committed to service, empowerment, advancement, and the creation of self-sufficiency. Chartered as a Community Development Corporation (CDC), TELACU was initially funded through federal legislation authored by Senators Robert F. Kennedy and Jacob K. Javits to revitalize urban, underserved communities throughout the United States.

Utilizing a unique business model – The TELACU Model – for community and economic development, each and every business TELACU owns and operates has a double bottom line – profitability that is inseparable from social impact. The parent, non-profit CDC owns and operates a Family of Companies called TELACU Industries. These for-profit businesses not only provide valuable products and services to the community; but they also provide the economic means for TELACU to sustain its non-profit community-focused entities.

The TELACU Model is based upon the belief that there is no more viable business venture than one that is economically sound, enhances the community, and positively impacts people's lives. Quality, affordable homes are developed for first-time homeowners, and beautiful residential complexes are constructed and operated for families and senior citizens. New community assets like schools, infrastructure, shopping centers, and municipal facilities are built, creating well-paying jobs and revitalized communities for local residents. Responsive financial institutions are managed to provide access to capital for small business owners and hardworking families. And educational opportunities are expanded to create a greater future for young people and veterans.



Pacific West Communities, Inc. (“PWC”) was formed as a real estate development and financing firm specializing in the construction and rehabilitation of affordable workforce housing throughout the western United States. With a particular emphasis on the use of the affordable housing tax credit, PWC and its related companies develop multi-family and senior citizen housing in the states of California, Arizona, New Mexico, Utah, Oregon, Montana, Idaho, Nevada, Colorado, Washington, and Wyoming. Currently PWC owns and operates approximately 110 developments with over 6000 units of affordable housing.

#### The Project:

The Calden Avenue Apartment project is a new construction multi-family housing development located in the City of South Gate. The project will consist of 216 units of 2 story garden style apartment homes. The units will consist of two, three and four bedrooms; with one and two bathrooms and a private patio/balcony. The scope of the work will include a community building, laundry rooms, leasing office, maintenance facilities, exercise rooms and a computer room. The project will be energy efficient by meeting or exceeding CalGreen. This financing will create 216 units of affordable housing for the City of South Gate for 55 years.

#### The City of South Gate:

The City of South Gate will need to become a member of the CMFA and hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$22,500 as part of CMFA’s sharing of Issuance Fees.

#### Proposed Construction Financing:

##### Sources of Funds

Tax-Exempt Bond:	\$52,000,000
Tax Credit Equity:	<u>\$36,622,206</u>
Total Sources:	\$88,622,206

##### Uses of Funds:

Land Acquisition:	\$ 2,105,000
New Construction:	\$74,888,520
Architectural & Engineering:	\$ 600,000
Financing Costs:	\$ 2,104,622
Soft Costs:	\$ 4,626,607
Reserves:	\$ 1,397,457
Developer Fee:	<u>\$ 2,500,000</u>
Total Uses:	\$88,622,206

Terms of Transaction:

Amount:	\$80,000,000 (Not to Exceed)
Maturity:	35 years
Collateral:	Deed of Trust on property.
Offering:	Private Placement
Estimated Closing:	December, 2013

Public Benefit:

A total of 216 families will now enjoy high quality, independent, affordable housing in the City of South Gate. Services at the complex will include a community room, lounge, and outdoor space for seating and relaxing. The new construction of this project will provide affordable living in the City of South Gate for 55 years.

Percent of Restricted Rental Units in the Project: 100%  
10% (22 Units) restricted to 50% or less of area median income households; and  
90% (192 Units) restricted to 60% or less of area median income households.  
Unit Mix: Two, three and four bedroom  
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Orrick, Herrington & Sutcliffe, LLP
Issuer Counsel:	Jones Hall, PLC
Lender Counsel:	TBD
Borrower Counsel:	Katten Muchin Rosenman LLP

Recommendation:

It is recommended that the CMFA Board of Directors approve an Amended and Restated Resolution of \$80,000,000 for the Calden Avenue Apartments affordable housing project located in the City of South Gate, Los Angeles County, California.

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



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## LOS ROBLES APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant:	Community Housing Works
Action:	Final Resolution
Amount:	\$10,000,000
Purpose:	Finance Affordable Housing Located in the City of Vista, County of San Diego, California
Activity:	Affordable Housing
Meeting:	February 22, 2013

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### Background:

Community Housing Works (“CHW”) has a successful 27-year history as a developer and owner of affordable rental apartments in urban, suburban and rural communities across San Diego County. Having completed over 1,600 rental and cooperative apartments in 29 complexes, they currently have some 300 apartments in progress. As a leader in San Diego’s affordable multi-family community, they both build new complexes to alleviate the housing need in San Diego and they acquire and preserve older buildings to revitalize neighborhoods.

Working hard to create a new standard for what affordable housing can and should look like, many of their complexes have won national awards.

Their complexes have also received recognition in Time Magazine and Design Journals, and have been featured on the cover of an Urban Land Institute's guide to affordable housing programs. The California League of Cities, the Pacific Coast Builders, the California Redevelopment Association, and various local organizations have also recognized CHW projects. This is our third project with CHW.

### The Project:

The Los Robles Apartments is an Acquisition / Rehabilitation of an affordable housing complex located in the City of Vista. The complex is a 39-year old, two and three story garden apartment complex consisting of 12 residential buildings and a community building on 4.36 acres of land. Residential improvements include new kitchen cabinets, countertops, Energy Star appliances, bathroom appliances, interior flooring, hard-wired smoke detectors, new energy efficient windows, and a new roof. In addition, the planned photovoltaic solar system will provide

domestic hot water and help further reduce energy costs for the tenants. The property serves very low, low and moderate income residents. With this acquisition the property affordability period will be extend for another 55 years.

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

The City of Vista:

The City of Vista is a member of the CMFA and held a TEFRA hearing on October 12, 2012. Upon closing, the City is expected to receive up to \$6,250 as part of the CMFA's sharing of Issuance Fees.

Project Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$10,000,000	\$ 5,210,000
Developer Equity:	\$ 0	\$ 405,000
LIH Tax Credit Equity:	\$ 286,322	\$ 5,726,436
Refunds	\$ 0	\$ 90,000
Equity:	<u>\$ 7,025,144</u>	<u>\$ 5,880,000</u>
Total Sources:	\$17,311,466	\$17,311,436

Uses of Funds:	
Acquisition / Land Purchase:	\$ 6,355,000
On & Off Site Costs:	\$ 436,435
Hard Construction Costs:	\$ 4,207,506
Architect & Engineering Fees:	\$ 323,400
Contractor Overhead & Profit	\$ 710,555
Developer Fee:	\$ 1,891,810
Relocation:	\$ 463,600
Cost of Issuance:	\$ 109,982
Reserves:	\$ 1,075,034
Capitalized Interest:	\$ 316,551
Other Soft Costs (Marketing, etc.)	<u>\$ 2,496,597</u>
Total Uses:	\$17,311,436

Terms of Transaction:

Amount:	\$10,000,000
Maturity:	18 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	March 2013

Public Benefits:

The Los Robles Apartments will provide 75 affordable apartments for low-income households with very low incomes. Vista's low-income community has a serious need for affordable housing. This project will help supply the area with affordable housing for 55 years. The services offered to residents include after school programs for 10 hours per week and a bona fide service coordinator/social worker.

Percent of Restricted Rental Units in the Project: 100%

31% (23 units) restricted to 50% or less of area median income households; and

52% (66 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:	Union Bank, N.A.
Bond Counsel:	Jones Hall, PLC
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	Rutan & Tucker, LLP
Borrower Counsel:	Gubb & Barshay LLP
Borrower Consultant:	California Housing Partnership Corporation

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$10,000,000 for an affordable housing facility located in the City of Vista, County of San Diego, California.



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## THOMAS TERRACE APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant: Manny Mansions

Action: Initial Resolution

Amount: \$13,000,000 (Not to Exceed)

Purpose: Finance Affordable Multi-Family Rental Housing Project  
Located in the City of Thousand Oaks, Ventura County,  
California

Activity: Affordable Housing

Meeting: February 22, 2013

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### Background:

On August 24, 1979 Many Mansions was incorporated as a California nonprofit corporation. Many Mansions initially devoted itself to rental assistance. Over the next approximately eight years, Many Mansions ran the successful “Adopt-A-Family” program in which donors from the community would donate money to be used as rental assistance for families that needed help. However, Many Mansions had no control over this housing—its condition, its rental levels, its amenities. So during 1986-87, Many Mansions embarked upon its first development project. Many Mansions, along with the City of Thousand Oaks and the Conejo Future Foundation, developed Schillo Gardens. Financed through the federal tax credit program and with assistance from the City of Thousand Oaks, Schillo Gardens housed individuals and families who were low-income and whose rent would be set accordingly. Many Mansions has continued to grow its portfolio and develop affordable housing.

Their Children and Adult Service Programs have distinguished Many Mansions from other affordable housing providers. Many Mansions has led the fight to end homelessness, and its compassionate and supportive services have made it the ideal housing provider of the disabled.

### The Project:

The Thomas Terrace Apartment project is a new construction of a multi-family affordable housing development located in the City of Thousand Oaks. The project will consist of 80 units

of 2 story garden style apartment homes. The project will built to provide senior oriented housing and will cater to individuals who are 55 years or older. The units will consist of one and two bedrooms; with one bath and a private patio/balcony. The scope of the work will include a community building, laundry rooms, leasing office, maintenance facilities, exercise rooms and a computer room. The project will be energy efficient by using Energy Star specifications. This financing will create 80 units of affordable housing for the City of Thousand Oaks for 55 years.

The City of Thousand Oaks:

The City of Thousand Oaks will need to become a member of the CMFA and hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$8,125 as part of CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds

Tax-Exempt Bond:	\$ 8,004,500
City of Thousand Oaks:	\$ 1,900,000
Rebates:	\$ 150,000
Equity:	\$ 6,247,295
Deferred Developer Fee:	\$ 873,467
Total Sources:	\$17,175,262

Uses of Funds:

Land Acquisition:	\$ 1,142,500
New Construction:	\$ 9,555,780
New Machinery & Equipment:	\$ 15,000
Architectural & Engineering:	\$ 929,462
Legal & Professional:	\$ 197,800
Contingencies/ Reserves:	\$ 708,218
Construction Period Expenses:	\$ 1,079,703
Permit/ Local Dev; Impact Fees:	\$ 1,310,372
Perm Fees/ Developer Fees:	\$ 2,107,746
Costs of Issuance:	\$ 128,781
Total Uses:	\$17,175,262

Terms of Transaction:

Amount:	\$13,000,000 (Not to Exceed)
Maturity:	3 years
Collateral:	Deed of Trust on property.
Offering:	Private Placement.
Estimated Closing:	March, 2014

Public Benefit:

A total of 80 seniors and families will now enjoy high quality, independent, affordable housing in the City of Thousand Oaks. Services at the complex will include a community room, lounge, and outdoor space for seating and relaxing. The new construction of this project will provide affordable living in the City of Thousand Oaks for 55 years.

Percent of Restricted Rental Units in the Project: 100%  
30% (24 Units) restricted to 50% or less of area median income households; and  
70% (55 Units) restricted to 60% or less of area median income households.  
Unit Mix: One and two bedroom  
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Quint & Thimmig, LLC
Issuer Counsel:	Jones Hall, PLC
Lender Counsel:	TBD
Borrower Counsel:	TBD

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$13,000,000 for the Thomas Terrace Apartments affordable housing project located in the City of Thousand Oaks, Ventura County, California.

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





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## KINGS VALLEY SENIOR APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant:	EAH, Inc.
Action:	Final Resolution
Amount:	\$7,833,475
Purpose:	Finance Acquisition and Rehabilitation of Senior Affordable Housing Located in the City of Cloverdale, County of Sonoma, California
Activity:	Senior Affordable Housing
Meeting:	February 22, 2013

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### Background<sup>1</sup>:

EAH Housing is a nonprofit corporation founded with the belief that attractive affordable housing is the cornerstone to sustainable, living communities. Established in 1968, EAH has become one of the largest and most respected nonprofit housing development and management organizations in the western United States. With a staff of over 400, EAH develops low-income housing, manages 97 properties in California and Hawaii, and plays a leadership role in local, regional and national housing advocacy efforts.

Starting from grass-roots origins in response to the death of Dr. Martin Luther King Jr., EAH now serves over 20,000 seniors, families, students, people with disabilities, frail elderly and the formerly homeless. Combining award winning design, innovative on-site services and a commitment to people, EAH reflects the distinctive personality of each community.

EAH is dedicated to building communities that enhance the surrounding neighborhoods. The organization has developed 83 properties with an aggregate value of more than \$1 billion, and manages 9,100 units in 49 municipalities in California and Hawaii. EAH has received multiple national awards for property management, eleven design awards and numerous commendations from legislators on the federal, state and local levels.

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<sup>1</sup> Source: <http://www.eahhousing.org>

### The Project:

The Kings Valley Senior Apartments was built in the mid-1970s with 99 units of affordable rental housing for seniors. The Project is located on a 10.28 acre site and contains 4 residential buildings, 1 community building, 1 maintenance building, and common area laundry facilities within 3 of the residential buildings. Planned renovations include new building roofs, windows, sliding glass doors, deck and patio repairs, water intrusion repairs, site lighting, site accessibility, and HVAC. Some of the existing parking spaces will be converted to meet ADA accessibility automobile parking requirements.

### The City of Cloverdale:

The City of Cloverdale became a member of the CMFA and held a TEFRA hearing on August 22, 2012. The City of Cloverdale is expected to receive approximately \$4,900 as part of the CMFA's sharing of Issuance Fees.

### Project Financing:

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds:	\$ 7,833,475	\$ 2,829,200
Deferred Developer Fee:	\$ -	\$ 634,120
LIH Tax Credit Equity:	\$ 801,782	\$ 5,345,216
Direct & Indirect Public Funds:	\$ 205,946	\$ 1,185,946
Other (Seller carry-back loan):	\$ 4,590,892	\$ 4,590,892
Other (Income from Operations):	\$ 238,277	\$ 238,277
Other (Disbursement Of Existing Reserves):	\$ 214,040	\$ 214,040
Other (Existing Reserves, Developer Fee):	\$ 1,153,279	\$ -
Total Sources:	\$ 15,037,691	\$ 15,037,691
Uses of Funds:		
Acquisition/Land Purchase:	\$ 4,915,317	
On & Off Site Costs:	\$ 232,262	
Hard Construction Costs:	\$ 5,032,979	
Architectural & Engineering Fees:	\$ 575,000	
Contractor Overhead & Profit:	\$ 836,959	
Developer Fee:	\$ 1,334,683	
Relocation:	\$ 515,000	
Cost of Issuance:	\$ 312,273	
Capitalized Interest:	\$ 367,390	
Other Soft Costs (Marketing, etc.):	\$ 915,828	
Total Uses:	\$ 15,037,691	

Terms of Transaction:

Amount:	\$7,833,475
Maturity:	20 Years
Collateral:	Deed of Trust on Property
Bond Purchasers:	Private Placement
Estimated Closing:	March 2013

Public Benefit:

The Kings Valley Senior Apartments will provide 98 affordable apartments for low-income and very low income seniors. Cloverdale'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%

82% (80 units) restricted to 50% or less of area median income households; and

18% (18 units) restricted to 60% or less of area median income households.

Unit Mix: Studio & 1 Bedroom

Term of Restrictions: 55 years

Finance Team:

Lender:	Citibank, N.A.
Bond Counsel:	Jones Hall, PLC
Issuer Counsel:	Jones Hall, PLC
Lender Counsel:	Paul Hastings, LLP
Borrower Counsel:	Levy, Levy and Levy
Borrower Consultant:	Community Economics

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution in the amount of \$7,833,475 of tax-exempt private activity bonds to finance the acquisition and rehabilitation of a senior affordable housing project located in the City of Cloverdale, Sonoma County, California.



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## **CASA DE LA PALOMA APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant: be.group

Action: Final Resolution

Amount: \$20,000,000

Purpose: Finance Affordable Housing Located in the City of Glendale, County of Los Angeles, California

Activity: Senior Affordable Housing

Meeting: February 22, 2013

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### Background:

While officially established in 1955, their story began two decades earlier with a vision of creating better communities and services to make the lives of older adults more fulfilling. More than 65 years ago, a small group of individuals in Southern California made a bold commitment: to build an organization that would help older adults continue to lead rich, purposeful lives. What was originally Southern California Presbyterian Homes is now be.group. Over the decades they have expanded from one fledgling community in La Jolla to 36 communities serving thousands of older adults throughout the state. Faith-based in their roots, they remain committed to providing superior-quality communities and services for seniors of all backgrounds, ethnicities and spiritual beliefs. While what they do has evolved to meet the changing needs of new generations, they stay true to the ideals of their founders.

As one of the country's largest nonprofit providers of senior living communities, their dedicated, well-trained staff is dedicated to help their residents and clients discover new ways to embrace life's possibilities and new options for exploring their potential. Southern California Presbyterian Homes became be.group on April 26, 2011, to better reflect this mission. It's a name and a philosophy that they believe sums up everything they've been everything we are today and everything they aspire to be in the future. Their vision, like the vision of their founders, begins and ends with the people they serve. They're here to help seniors be who they want to be themselves.

### The Project:

The Casa de la Paloma Apartments is an existing nine-story 167 unit Acquisition/ Rehabilitation affordable senior citizen and handicapped apartment complex located in the City of Glendale. The

project site is 1.2 acres in size, flat in topography and rectangular in shape and was originally built in 1978 under the HUD 221(d)(3) program. All units are 1-bedroom and include restricted rents which are affordable to seniors 62 years of age and older and handicapped individuals. Of the 167 units, 50 units will be restricted to households with incomes at 50% of the area median income, 116 units will be restricted to households with incomes at 60% of the area median income and one will be a manager's unit. The proposed rehabilitation will consist of the following building improvements: replacement of all elevator components and cab interiors, new heating, ventilating, air conditioning systems and domestic boilers, additional new secondary heating and air conditioning systems in key common areas, new roof membrane system, new parking lot surface, ADA and UFAS upgrades to address deficiencies related to code changes and upgrades ADA standards, energy efficiency upgrades, exterior painting, waterproofing and balcony deck coating, new irrigation system and landscaping upgrades and new corridor ceiling fans. The project will continue to provide safe, clean affordable housing for another 55 years to senior citizens.

The City of Glendale:

The City of Glendale became a member of the CMFA and held a TEFRA hearing on August 21, 2012. Upon closing, the City is expected to receive approximately \$12,500 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$20,000,000	\$ 6,891,300
LIH Tax Credit Equity:	\$ 100,000	\$11,937,398
Other (seller fin., cash reserve from seller, NOI during rehab):	<u>\$20,895,074</u>	<u>\$22,166,376</u>
Total Sources:	\$40,995,074	\$40,995,074

Uses of Funds:

Acquisition / Land Purchase:	\$30,632,031
Hard Construction Costs:	\$ 3,707,988
Architect & Engineering:	\$ 250,000
Contractor Overhead & Profit:	\$ 418,055
Developer Fee:	\$ 2,500,000
Relocation:	\$ 835,000
Cost of Issuance:	\$ 122,000
Capitalized Interest:	\$ 629,200
Other Soft Costs (Marketing etc.):	<u>\$ 1,900,000</u>
Total Uses:	\$40,995,074

Terms of Transaction:

Amount:	\$20,000,000
Maturity:	25 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	March 2013

Public Benefit:

The Casa de la Paloma Apartments will continue to provide 166 affordable apartments for low-income and very low income senior citizens households and handicapped individuals. Glendale's low-income community has a serious need for affordable housing. This project will continue to help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 100%

30% (50 units) restricted to 50% or less of area median income households; and

70% (116 units) restricted to 60% or less of area median income households.

Unit Mix: 1 bedroom

Term of Restrictions: 55 years

Finance Team:

Lender:	Citi Community Capital
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Issuer Counsel:	Jones Hall, PLC
Lender Counsel:	Robinson & Cole LLP
Borrower Counsel:	Bocarsly Emden Ismail Cowen & Arndt
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$20,000,000 for the Casa de la Paloma affordable senior housing facility located in the City of Glendale, County of Los Angeles, California.



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## **ROUND WALK VILLAGE APARTMENTS SUMMARY AND RECOMMENDATIONS**

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**Applicant:** Burbank Housing Development Corporation

**Action:** Final Resolution

**Amount:** \$12,500,000

**Purpose:** Finance Affordable Multi-Family Rental Housing Project  
Located in the City of Petaluma, Sonoma County, California

**Activity:** Affordable Housing

**Meeting:** February 22, 2013

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**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:**

Round Walk Village is an existing 129-unit multi-family affordable rental property located on 6.29 acre parcel in northeast Petaluma. The 127 resident units are spread among 62 buildings. Each building contains 1, 2, 3, or 4 townhome apartments, with two flats above a separate community building. The unit make-up is 26 one-bedroom, 50 two-bedroom, 47 three-bedroom, and 6 four bedroom apartments. There are two manager's units, one 3-bedroom and one 4-bedroom. The units include stove refrigerator, garbage disposal, dishwasher (2-,3-, and 4-

bedroom units), cable TV, carpet, blinds/drapes, and patio/balcony. The two, three-, and four-bedroom units have washer/dryer hook-up and there is also a community laundry. The Project has a large community room with a kitchen, tot lots, sport courts and open parking.

The City of Petaluma:

The City of Petaluma is a member of the CMFA and a TEFRA hearing was approved August 6, 2012. Upon closing, the City is expected to receive approximately \$7,812 as part of CMFA's sharing of Issuance Fees.

Project Financing:

<b>Sources of Funds:</b>	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$12,500,000	\$ 4,185,000
Developer Equity:	\$ 0	\$ 789,478
Income from Ops & Energy Credit Equity	\$ 0	\$ 229,159
LIH Tax Credit Equity:	\$ 0	\$ 8,404,213
Direct & Indirect Public Funds	\$ 1,740,910	\$ 1,740,910
Other (Cash from Oper. & Reserves)	\$ 1,917,300	\$ 1,971,299
Other (Seller Carryback)	<u>\$ 8,223,012</u>	<u>\$ 8,223,012</u>
Total Sources:	\$23,463,922	\$23,571,772

**Uses of Funds:**

Acquisition Cost:	\$11,500,000
On & Off Site Costs:	\$ 480,500
Hard Construction Costs:	\$ 6,216,776
Architect & Engineering Fees:	\$ 178,145
Contractor Overhead & Profit	\$ 417,927
Developer Fee:	\$ 1,886,199
Relocation:	\$ 435,000
Cost of Issuance:	\$ 299,304
Capitalized Interest:	\$ 392,405
Other Soft Costs (Marketing, etc.):	<u>\$ 1,765,516</u>
Total Uses:	\$23,571,772

Terms of Transaction:

Amount:	\$12,500,000
Maturity:	40 years
Collateral:	Deed of Trust on property.
Offering:	Private Placement
Estimated Closing:	March 2013



Public Benefit:

A total of 127 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%  
77% (98 Units) restricted to 50% or less of area median income households; and  
23% (29 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:	Bank of the West
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	Tomasi Salyer Baroway, PC
Borrower Counsel:	Gubb & Barshay, LLP
Financial Advisor:	Community Economics

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$12,500,000 for the Round Walk Village Apartments affordable housing project located in the City of Petaluma, Sonoma County, California.



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## NEW ROADS SCHOOL SUMMARY AND RECOMMENDATIONS

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Applicant:	New Roads School
Action:	Final Resolution
Amount:	\$9,750,000
Purpose:	Refinance the Acquisition, Construction, Improvement, Renovation and Equipping of Educational Facilities, Located in the City of Santa Monica, California.
Activity:	Private School
Meeting:	February 22, 2013

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Background:

New Roads School (“New Roads”) was established in 1995 as a model for education in an ethnically, racially, culturally, and socio-economically diverse community. New Roads began as a middle school program with 70 students and has grown in both directions each year thereafter. New Roads now serves over 600 students representing the kaleidoscope of communities that make up Los Angeles. Unique among independent schools, no less that 40% of the New roads School tuition budget is devoted to need-based financial aid every year, enabling them to provide financial assistance to more than 50% of their families. Over the past 15 years, New Roads has dedicated approximately \$60 million to financial aid.

New Roads School seeks to spark enduring curiosity, to promote personal, social, political, cultural and moral understanding, to instill respect for the life and ecology of the earth, and to foster the sensitivity to embrace life’s deep joys and mysteries. 100% of New roads School Graduates have been accepted to college

Their unique college preparatory program invites students to pursue knowledge with passion and with the courage to think independently, to question with clarity and purpose, and to act with humility and wisdom. They view education not as a race for the accumulation of facts, but as an opportunity for students to develop habits of mind and character, to nurture an ever expanding awareness of the human situation, and to acquire the tools needed for effective personal and moral participation.

The Project:

The financing will be a partial refunding of bonds issued by the CMFA in 2010. The 2013 bonds will be directly placement with California Bank & Trust. CB&T is the owner of 100% of the 2010 CMFA bonds. The un-refunded portion of the 2010 bonds/loan agreement will remain outstanding without modification as to payment terms. The 2013 documents will provide New Roads the flexibility to issue additional bonds subject to customary conditions, including new Authority approval.

The 2010 bonds were issued for the New Roads School project that financed the costs to : (1) acquire, construct, improve furnish and equip certain properties owned by New Roads School, New Visions Foundation, and/or a related entity, located at 3131 Olympic Boulevard, Santa Monica, County of Los Angeles, California 90404, including an approximately 30,000 square foot, three-story building that will house a theater, classrooms, offices and a café, and other related middle school and high school campus facilities, and (2) pay costs of issuance with respect to the financing.

The City of Santa Monica:

The City of Santa Monica is a member of the CMFA and held a TEFRA hearing on December 14, 2010. Upon closing, the City is expected to receive approximately \$6,500 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Bond Proceeds:	\$ 9,750,000
Equity:	<u>\$ 500,000</u>
Total Sources:	\$ 10,250,000

Uses of Funds:

Refunding of 2010 Bonds:	\$ 9,750,000
Cost of Issuance:	<u>\$ 200,000</u>
Total Uses:	\$ 10,250,000

Terms of Transaction:

Amount:	\$9,750,000
Rate:	Fixed
Maturity:	December 2020
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Estimated Closing:	March 2013

Public Benefit:

It is the goal of the New Roads School, Inc. to be able to meet the needs of the student in an innovative and resourceful way that provides education options that they may otherwise not have without the uniquely designed educational program of New Roads School. The school educates

over 600 middle school and high school students. The school also furthers environmental and social justice causes through conferences, workshops and organized collaborations.

Unique among independent schools, no less than 40% of the New roads School tuition budget is devoted to need-based financial aid every year, enabling them to provide financial assistance to more than 50% of their families. Over the past 15 years, New Roads has dedicated approximately \$60 million to financial aid.

Finance Team:

Purchaser:	California Bank & Trust
Purchaser Counsel:	Sheppard Mullin Richter & Hampton LLP
Bond Counsel:	Gilmore & Bell, P.C.
Issuer Counsel:	Jones Hall, PLC
Borrower Counsel:	Mitchell Silberberg & Knupp LLP
Trustee:	Zions First National Bank
Trustee Counsel:	Jim Becker, Esq.

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution authorizing the issuance, sale and delivery of up to \$9,750,000 of tax-exempt bonds to refinance the acquisition, construction, improvement, renovation and equipping of educational facilities for New Roads School, located in the City of Santa Monica, County of Los Angeles, California.



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## FRIENDS OF SCLARC SUMMARY AND RECOMMENDATIONS

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Applicant: Friends of SCLARC

Action: Final Resolution

Amount: \$48,000,000

Purpose: Finance and Refinance the Rehabilitation of an Office Building and Construction of a Second Office Building and Parking Structure Located in the City of Los Angeles, County of Los Angeles, California

Activity: Social Services for Individuals with Disabilities

Meeting: February 22, 2013

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Background:

South Central Los Angeles Regional Center for Developmentally Disabled Persons, Inc. ("SCLARC"), founded in 1983, operates as one of the 21 Regional Centers established under the Lanterman Developmental Disabilities Services Act (the "Lanterman Act") to coordinate services to persons with developmental disabilities and their families. SCLARC has approximately 235 full-time employees and provides services to approximately 10,800 consumers. SCLARC's expenditures are funded from moneys received from the State of California pursuant to the Center's contract with the California Department of Developmental Services ("DDS") under the Lanterman Act. SCLARC is one of seven Regional Centers under contract with DDS for State-funded services for persons with developmental disabilities in Los Angeles County. SCLARC's service area encompasses four districts in southern Los Angeles County, including the communities of Compton, Gardena, Carson, Downey, Bell Gardens, Huntington Park and Paramount City.

Eligible individuals must have a developmental disability to receive services from providers under contract with Regional Centers funded by DDS. "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term includes mental retardation, cerebral palsy, epilepsy, and autism. The Lanterman Act specifies that this term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with

mental retardation, but does not include other handicapping conditions that are solely physical in nature. Infants and toddlers up to 36 months of age who have an established risk condition or who have a developmental delay may also qualify for services.

The Project:

The Project consists of the construction, improvement, renovation, furnishing and equipping of a new building and the renovation and infrastructure improvements to an existing building with a combined leasable area of approximately 103,610 square feet to serve as the new headquarters of SCLARC. The existing building is located and the new structure will be located at 2500 S. Western Boulevard and 1999 West Adams Boulevard, Los Angeles, California 90018. The new structure will have approximately 56,960 square feet of office space on two floors and an approximately 300-space parking structure for the Center's consumers, staff and vendors. The existing building is a five-floor historic office building and designated landmark of approximately 46,650 square feet, known as the Golden State Mutual Life Insurance Building and the interior tenant improvements thereto will return it to functional use. Exterior renovations will be minimal. Upon completion of the Project, the Center will vacate the location that it currently leases for its headquarters and will occupy the Facilities as its new headquarters pursuant to the Lease. The Facilities are located within the Center's service area and in close proximity to many of its consumers, staff and vendors.

The Authority will loan the proceeds of the Bonds to Community Impact Development II, LLC ("the Company"). The sole member of the Company will be Friends of South Central Los Angeles Regional Center for Developmentally Disabled Persons. The Company will Lease the facilities to SCLARC.

The City of Los Angeles:

The City of Los Angeles is a member of the CMFA and is scheduled to hold a TEFRA hearing on February 22, 2013. Upon closing, the City is expected to receive approximately \$13,000 as part of the CMFA's sharing of Issuance Fees.

Project Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$	44,500,000
Net Original Issue Discount:	\$	(72,845)
Total Sources:	\$	44,427,155

Uses of Funds:

Project Construction:	\$	34,866,704
Debt Service Reserve:	\$	3,970,404
Capitalized Interest:	\$	4,701,504
Cost of Issuance:	\$	888,543
Total Uses:	\$	44,427,155

Terms of Transaction:

Amount:	\$ 48,000,000
Maturity:	30 Years
Collateral:	Deed of Trust on Property
Bond Purchasers:	Public Offering
Rating:	Baa1Expected (Moody's)
Estimated Closing:	April 2013

Public Benefit:

SCLARC has approximately 250 full-time employees and provides services to approximately 10,800 consumers. Any person residing within SCLARC's service area who is believed to have, or be at risk of having, a developmental disability may receive an assessment. Individuals of all ages, regardless of income, who are eligible due to their developmental disabilities, may receive services. Children, birth to three years of age, who are developmentally delayed or have an established risk condition leading to a developmental delay, may be eligible for Early Start services.

Finance Team:

Borrower / Lessor:	Friends of SCLARC
Lessee:	South Central Los Angeles Regional Center ("SCLARC")
Borrower Counsel:	Law Offices of Robert W. Brown, Esq.
Borrower Consultant:	Genesis LA
Underwriter:	Westhoff, Cone & Holmstedt
Underwriter Counsel:	Hawkins Delafield & Wood LLP
Bond Counsel:	Orrick, Herrington & Sutcliffe, LLP
Issuer Counsel:	Jones Hall, PLC
Rating Agency:	Moody's Investors Service

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution in the amount of \$48,000,000 of tax-exempt private activity bonds to finance and refinance the rehabilitation of an existing building and construction of a new building and parking lot in the City of Los Angeles, Los Angeles County, California.



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## LAMMERSVILLE JOINT UNIFIED SCHOOL DISTRICT SUMMARY AND RECOMMENDATIONS

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Applicant: Lammersville Joint Unified School District

Action: Approve JPA Creation & Membership

Amount: Approx. \$30,000,000

Purpose: To execute a Joint Exercise of Powers Agreement to create the Lammersville Schools Finance Authority

Activity: Forming a JPA

Meeting: February 22, 2013

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Background:

Lammersville Joint Unified School District (the “School District”) is a joint unified school district serving the Mountain House community in San Joaquin County.

The School District wishes to establish a joint exercise of powers authority (the “Lammersville JPA”) to assist it with financings from time to time. Most immediately, as described below, the School District wishes to undertake, with the assistance of the Lammersville JPA, a lease financing of the acquisition and construction of a new high school.

The Lammersville JPA will be a single purpose entity controlled by the School District and, pursuant to the Joint Exercise of Powers Agreement for the Lammersville JPA, its sole purpose will be assisting the School District with financings. The Lammersville JPA will be governed by a governing body that is composed of all of the members of the Governing Board of the School District. The officers of the Lammersville JPA are staff members of the School District.

The Joint Exercise of Powers Agreement for the Lammersville JPA provides that the Lammersville JPA will not issue bonded indebtedness without the prior written approval of the CMFA, which will not be unreasonably withheld or delayed.



The project:

The School District intends to undertake a lease financing for the purpose of financing the acquisition and construction of a high school facility known as the Mountain House High School, that will be owned and operated by the School District. The School District will cause the Lammersville JPA to issue short-term notes (the "Notes"), and the proceeds of the Notes will fund (i) acquisition and construction of the high school facility, (ii) capitalized interest on the Notes through their maturity date and (iii) the costs of issuing the Notes.

*Security for the Notes.* The School District expects to repay the Notes with funds from the State of California's School Facility Program. The scheduled maturity date of the Notes (most likely a three-year maturity) will correspond to the expected receipt of funds from the School Facility Program.

However, the School District wishes to guard against any adverse consequences that might arise if the Notes were to mature prior to the School District's receipt of funds from the School Facility Program. Consequently, the Notes will also be payable from "Revenues," which will consist primarily of lease payments to be made by the School District under a Lease Agreement between the School District and the Lammersville JPA.

In order to facilitate the proposed lease structure, the School District will first lease one of its school facilities to the Lammersville JPA under a Site Lease, and the Lammersville JPA will sublease the school facility back to the School District under the Lease Agreement.

The School District's lease payments under the Lease Agreement will correspond in time and amount to the payments of interest on the Notes, although the capitalized interest would act as a credit against the lease payment obligation. The lease payments will be general unsecured obligations of the School District, payable from any legally available source of funds of the School District.

The Lease Agreement will also provide that if, on the 90th day prior to the final maturity date of the Notes, the Lammersville JPA does not have sufficient moneys on hand to pay the Notes on their scheduled maturity date, the Lammersville JPA will be obligated to institute proceedings to issue refunding obligations. The refunding obligations would generate sufficient revenues to pay off the Notes and would be payable from the School District's lease payments under the Lease Agreement. The term of the refunding obligations could be short to reflect the School District's continued expectation to receive moneys for Mountain House High School from the School Facility Program, if applicable, or the refunding obligations could be structured as long-term financing. The lease payment schedule under the Lease Agreement would automatically change upon issuance of the refunding obligations to match the debt service schedule for the refunding obligations.

Liability Issues for CMFA:

By approving this transaction, CMFA will become a member of the Lammersville JPA, but will have no role in the proposed 2013 financing. CMFA has no liability of any kind for the obligations of the Lammersville JPA. The CMFA will have no ongoing responsibilities for the administration or operation of the Lammersville JPA or maintenance of any bonds of the

Lammersville JPA. As mentioned above, the Joint Exercise of Powers Agreement for the Lammersville JPA provides that the Lammersville JPA will not issue bonds without the prior written approval of CMFA, which will not be unreasonably withheld or delayed.

CMFA counsel fees, as well as a transaction fee, will be paid from proceeds of the bond financing.

The firm of Jones Hall will serve as bond counsel and disclosure counsel for the current transaction.

Terms of Current Transaction:

Amount:	\$30,000,000
Estimated Closing:	May 2013.

Public Benefit:

The proposed 2013 refinancing will allow the School District to accelerate construction of the Mountain House High School and thereby serve the local community.

Finance Team:

Issuer:	Lammersville Schools Finance Authority
Underwriter:	Stifel, Nicolaus
Bond/Disclosure Counsel:	Jones Hall, PLC

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Resolution authorizing the execution of a Joint Exercise of Powers Agreement by and between the Lammersville Joint Unified School District and California Municipal Finance Authority with respect to the Lammersville Schools Finance Authority.



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## INFORMATIONAL ITEMS FOR THE CMFA SUMMARY AND RECOMMENDATIONS

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- Item: Administrative Issues; A., B., C., D., E., F.
- Action: Each meeting, the board has the opportunity to discuss, without taking any formal actions on items;
- (A). Marketing Update,
  - (B). Membership Update,
  - (C). Transaction Update,
  - (D). Legislative Update,
  - (E). Internal Policies and Procedures,
  - (F). FPPC Statement of Economic Interest.
- The purpose of this item is to keep the Board informed of current and recent activities, and for the Board to ask questions and give feedback on the matters listed.
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## CMFA Financings Enabled the Following Charitable Donations through the CFSC (2004-2013)

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A Community of Friends -	\$ 10,000	Cal Independent Scholar Network Program -	\$ 20,000
A Place Called Home -	\$ 20,000	CSU Philanthropic Foundation -	\$ 15,000
A Safe Place -	\$ 20,000	California Youth Connection -	\$ 25,000
ADONAI -	\$ 30,000	Cameron House -	\$ 25,000
Afghan Coalition -	\$ 5,000	Camp Harmony -	\$ 20,000
African Advocacy Network -	\$ 10,000	Cancer Angeles of San Diego -	\$ 30,000
Alameda County -	\$ 8,503	Canyon Acres Children & Family Services -	\$ 10,000
All Peoples Christian Center -	\$ 10,000	C.A.R.E. -	\$ 5,000
Alpha House -	\$ 10,000	Carols by Candlelight -	\$ 5,000
America Cares Foster Family Agency -	\$ 10,000	CASA 0101 -	\$ 5,000
America River Grange -	\$ 1,251	Casa Cornelia Law Center -	\$ 10,000
Anaheim Community Foundation -	\$ 3,198	Casa Romantica -	\$ 5,000
Anaheim Interfaith Shelter -	\$ 15,000	Caterina's Club -	\$ 20,000
Angel Flight Shelter -	\$ 30,000	Center for Community Solutions -	\$ 10,000
Animals are First Fund -	\$ 8,801	Center for Land Based Learning -	\$ 10,000
Arab Cultural & Community Center -	\$ 5,000	Center for the Pacific Asian Family -	\$ 1,000
Arts Orange County -	\$ 10,000	Center of Domestic Peace -	\$ 15,000
Asian Pacific Community Fund -	\$ 15,000	Chabad of California -	\$ 10,000
Asian Pacific Dispute & Resolution Center -	\$ 5,000	Chapman College AmVet's Legal Clinic -	\$ 15,000
Asian Pacific Women's Center -	\$ 17,000	Charles Drew University -	\$ 20,000
Asian Women's Shelter -	\$ 10,000	Child Net -	\$ 30,000
Asian Youth Center -	\$ 10,000	Children's Day School -	\$ 6,333
Barrio Logan College Institute -	\$ 25,000	Children's Institute -	\$ 10,000
Bay Area Outreach & Recreation Program -	\$ 15,000	Chinatown Service Center -	\$ 5,000
Bay Area Rescue Mission -	\$ 10,000	City of Commerce Scholarship Program -	\$ 6,250
Bayfront Youth -	\$ 10,000	Clearwater Residential -	\$ 7,500
Beyond Shelter -	\$ 10,000	Clinicas de Salud del Pueblo, Inc. -	\$ 15,000
Big Sur Health Center -	\$ 20,000	Coalition for Responsible Comm. Dev. -	\$ 15,000
Bill Wilson Center -	\$ 20,000	Coastside Hope -	\$ 15,000
Borrego Community Health Foundation -	\$ 5,000	Comfort for Kids / Hospice of the East Bay -	\$ 20,000
Boys & Girls Club of Anaheim -	\$ 20,000	Community Catalysts of California -	\$ 10,000
Boys & Girls Club of Coachella -	\$ 20,000	Community Foundation for Mendocino County	\$ 5,000
Boys & Girls Club of Redlands -	\$ 10,000	Community Gate Path -	\$ 12,796
Boys & Girls Club of San Francisco -	\$ 15,000	Concept 7 -	\$ 10,000
Boys & Girls Club of South Coast Area -	\$ 10,000	Contra Costa Food Bank -	\$ 13,707
Bridge Housing -	\$ 15,578	Courage To Be You -	\$ 25,000
Brother Benno Foundation -	\$ 10,000	Courageous Connections -	\$ 10,000
Building Blocks for Kids -	\$ 15,000	Court Appointed Special Advocates of OC -	\$ 10,000
Cabrillo Economic Development Corporation -	\$ 15,000	Cristo Rey High School -	\$ 10,000
California Family Life Center -	\$ 10,000	Dana Point 5th Marine Regiment Group -	\$ 5,000

**Total Donations 2004 - 2013:    \$4,417,192**



**CMFA Financings Enabled the Following  
Charitable Donations through the CFSC (2004-2013)**

Dangerfield Institute of Urban Problems -	\$ 10,000	Gathering Inn -	\$ 10,000
Daniel Hernandez Youth -	\$ 20,000	George Mark House -	\$ 30,000
Deaf Seniors Foundation -	\$ 5,000	Get on the Bus -	\$ 10,000
Desert AIDS Project -	\$ 20,000	Girl Scouts of Northern California -	\$ 10,000
Desert ARC -	\$ 25,000	Good Sheppard -	\$ 20,000
Desert Cancer Foundation -	\$ 20,000	Grace Land -	\$ 30,000
Desert Samaritans -	\$ 10,000	Great Northern Corporation -	\$ 5,000
Doors to Hope -	\$ 10,000	Greater Stockton Foundation -	\$ 796
Earned Assets Resouce Network -	\$ 10,000	Guardian Scholars (Fullerton) -	\$ 20,000
East Bay Children's Theater -	\$ 15,000	Guardian Scholars (UCLA) -	\$ 20,000
East Bay Zoological Society -	\$ 5,127	Harbor House -	\$ 10,000
Eden Youth and Family Center -	\$ 2,778	Harold Pump Foundation -	\$ 25,000
Eggelston Youth Center -	\$ 20,000	Healthy Neighborhoods Venture Fund -	\$ 27,712
Eisenhower Medical Center -	\$ 23,445	High Sierra Resource Conserv & Dev Council -	\$ 25,000
Elevate Your Game -	\$ 20,000	Hispanic Chamber of Commerce Edu. Fund -	\$ 10,000
Elk Grove Youth Dance -	\$ 10,000	Homefront San Diego -	\$ 10,000
Elmhurst Food Pantry -	\$ 2,778	HOMES -	\$ 10,000
EPIC -	\$ 5,000	Hope Through Housing Foundation -	\$ 10,000
Esalen -	\$ 10,000	Hope University -	\$ 25,000
Eskaton Foundation -	\$ 15,000	Housing California -	\$ 20,000
Family Crossroads -	\$ 15,000	Housing With Heart -	\$ 10,000
Families Forward -	\$ 5,000	Illumination Foundation -	\$ 15,000
Festival of Arts -	\$ 10,000	Imagine LA -	\$ 2,500
Fish Food Bank -	\$ 10,000	Indian Health Council -	\$ 10,000
Fisher House -	\$ 35,000	Industry Sheriffs Station YAL -	\$ 6,250
Food Bank of Contra Costa & Solano County -	\$ 15,000	Injured Marine Semper Fi Fund -	\$ 20,000
Food Bank of Monterey County -	\$ 10,000	InnerCity Struggle -	\$ 10,000
Food in Need of Distribution -	\$ 10,000	Inspire Life Skills Training, Inc. -	\$ 3,750
Foster Family Service -	\$ 5,000	Intervention Center for Early Childhood -	\$ 15,000
Foundation at Fairplex (Big Yellow Bus) -	\$ 10,000	Iraq Star -	\$ 20,000
Foundation for Children's Dental Health -	\$ 3,061	IV Parks -	\$ 3,570
Foundation for CSU San Bernardino -	\$ 8,521	Jai Lao -	\$ 10,000
Freedom Dogs -	\$ 5,000	Jenesse Center -	\$ 15,000
Freedom Station -	\$ 15,000	John Glen High School -	\$ 10,000
Fresno County Economic Development Corp -	\$ 130	John Tracy Clinic -	\$ 10,000
Friends of Tulare County -	\$ 7,188	Joy Center -	\$ 40,000
Furnishing Hope of Orange County -	\$ 25,000	JuneCo -	\$ 25,000
Gahr High School Athletic Department -	\$ 7,500	Kennedy Commission -	\$ 5,000
Gary Center -	\$ 20,000	Kern Bridges Youth Homes -	\$ 10,000
Gary Sinise Foundation -	\$ 10,000	Kern River Valley Senior Citizens -	\$ 10,000

**Total Donations 2004 - 2013: \$4,417,192**



## CMFA Financings Enabled the Following Charitable Donations through the CFSC (2004-2013)

Kettleman City Foundation -	\$ 4,253	Naval Special Warfare Family Foundation -	\$ 20,000
Khmer Girls in Action -	\$ 10,000	Navy League of the U.S. San Diego Council -	\$ 65,000
Kids for the Bay -	\$ 10,000	Navy Seal Foundation -	\$ 30,000
Kids Konnected -	\$ 10,000	New Day for Children -	\$ 30,000
Kids Turn -	\$ 10,000	New Image Emergency Shelter for Homeless -	\$ 15,000
Kidsworks -	\$ 20,000	Niroga -	\$ 15,000
Korean Health Edu Info & Resources Center -	\$ 20,000	Nor Cal Vet Cemetery Endowment Fund -	\$ 1,913
Koreatown Youth & Community Center -	\$ 5,000	North Peninsula Food Pantry -	\$ 9,453
La Familia Counseling Center -	\$ 10,000	Oak Grove -	\$ 20,000
Laborers of the Harvest -	\$ 9,000	Oak View Park & Resource Center -	\$ 945
Laura's House -	\$ 20,000	Olive Crest -	\$ 35,000
Lazarus Project -	\$ 15,000	Olive Crest Academy -	\$ 20,000
Leukemia Lymphoma Society -	\$ 35,000	Olive Crest Scholarship Fund -	\$ 20,000
Liberty Hill -	\$ 25,000	Opera Noir -	\$ 10,000
LifeSTEPS -	\$ 15,000	Operation Gratitude -	\$ 20,000
Lincoln Child Center -	\$ 10,000	Operation Homefront -	\$ 20,000
Lodi House -	\$ 10,000	Operation Mend -	\$ 75,000
Long Beach Museum of Art -	\$ 30,000	Operation Safehouse -	\$ 30,000
Los Angeles Arts High Foundation -	\$ 35,000	Orange Housing Development Corporation -	\$ 5,000
Los Angeles Food Bank -	\$ 5,000	Oscar De La Hoya Foundation -	\$ 10,000
Los Angeles Police Memorial Foundation -	\$ 15,000	Oscar De La Hoya High School -	\$ 15,000
Los Angeles Regional Food Bank -	\$ 10,885	Pacific American Volunteer Association -	\$ 20,000
Lytle Creek Community Center	\$ 7,500	Pacific Institute -	\$ 1,866
Maitri -	\$ 25,000	Pasadena Senior Center -	\$ 15,000
Make A Wish Foundation of LA -	\$ 30,000	People Who Care -	\$ 5,000
Manzanita Services -	\$ 5,000	Permission to Dream -	\$ 10,000
Mar Vista Family Center -	\$ 10,000	Picture Me Happy -	\$ 5,000
Marjorie Mason Center -	\$ 15,000	Pilipino Workers Center -	\$ 5,000
MARSOC Foundation -	\$ 20,000	Police Activity League (Los Angeles) -	\$ 10,000
Martha's Village and Kitchen -	\$ 15,000	Poverello House -	\$ 3,063
Mary Graham Children's Shelter Foundation -	\$ 2,589	Proyecto Pastoral -	\$ 10,000
Meals on Wheels -	\$ 2,500	Queen of Hearts -	\$ 25,000
Micke Grove Zoological Society -	\$ 2,589	Rainbow Family -	\$ 50,000
Miracle League of North Orange County -	\$ 20,000	Ramona Animal Shelter -	\$ 2,344
Moral Values Program -	\$ 25,000	Restart Center -	\$ 10,000
Moss Beach Homes -	\$ 10,000	Retirement Housing Foundation -	\$ 15,000
Muzeo Foundation -	\$ 6,889	Richard Prado Senior Center -	\$ 10,000
Napethian Homes -	\$ 10,000	Rob Dyrdek Foundation -	\$ 25,000
Narika -	\$ 15,000	Rose Center Theater -	\$ 10,000
National CORE -	\$ 7,937	Rosemary Children -	\$ 10,000

**Total Donations 2004 - 2013: \$4,417,192**



**CMFA Financings Enabled the Following  
Charitable Donations through the CFSC (2004-2013)**

ROWW -	\$ 5,000	Step Up on Second -	\$ 10,000
Rural Communities Housing Dvlpmnt Corp -	\$ 15,000	Surfers Healing Foundation -	\$ 5,000
Rural Community Assistance Corporation -	\$ 15,000	Susan G Komen Cure Foundation -	\$ 10,736
Sabin Children -	\$ 15,000	Swords into Plowshares -	\$ 30,000
Sacramento Child Advocates -	\$ 15,000	Teen Project -	\$ 15,000
San Francisco Food Bank -	\$ 10,000	Tender Loving Canines -	\$ 20,000
San Lorenzo Help Center -	\$ 2,779	Thai Community Development Center -	\$ 10,000
San Pasqual Academy -	\$ 20,857	Ties for Adoption (Regents of UofC) -	\$ 18,500
Search to Involve Pilipino Americans -	\$ 5,000	Tomorrow's Aeronautical Museum -	\$ 10,000
SEMAH -	\$ 5,000	Torrance Cultural Arts Center Foundation -	\$ 15,626
Senior Nutrition Services -	\$ 15,000	Tri-County Independent Living -	\$ 10,000
Serene Haven -	\$ 25,000	UC Riverside Pathways to Success -	\$ 20,000
SF Made -	\$ 5,000	UCLA Entrepreneurship Boot Camp -	\$ 20,000
Shelter From the Storm -	\$ 10,000	UCLA Medical Student's Scholarship Fund -	\$ 10,000
Sierra Child & Family Services -	\$ 10,000	Unicorn Garden -	\$ 10,000
SJB Child Development Centers -	\$ 5,000	Union of Pan Asian Communities -	\$ 10,000
Sky High Training -	\$ 15,000	United Outreach of El Dorado County -	\$ 10,000
Soar for Youth -	\$ 5,000	United Way of Central County -	\$ 2,344
Society for the Blind -	\$ 15,000	United Way of Kern County Literacy Program -	\$ 9,000
Solano Community Foundation -	\$ 5,432	United Way of San Joaquin -	\$ 1,678
Solano Economic Development Corporation -	\$ 4,953	Unity Counsel -	\$ 5,000
Someone Cares Soup Kitchen -	\$ 10,000	USO Northern California -	\$ 5,000
Sol La Music Academy -	\$ 20,000	VCA Charities -	\$ 5,000
Sonrisas Community Dental Center -	\$ 35,000	Venice Community Housing -	\$ 10,000
Sound Body Sound Mind -	\$ 10,000	Vernon Rotary Club -	\$ 6,250
South Asian Network -	\$ 2,000	Veterans First -	\$ 20,000
South Bay Children's Health Center -	\$ 70,000	Vista Del Mar -	\$ 20,000
South Bay Youth -	\$ 12,437	Volunteer Center of Orange County -	\$ 20,000
Southeast Asian Community Alliance -	\$ 5,000	WEAVE -	\$ 10,000
Southern California Indian Center -	\$ 10,000	West Marin Senior Services -	\$ 10,000
SOVA -	\$ 25,000	West Side Children's Center -	\$ 35,500
SPARK -	\$ 40,000	White Memorial Medical Center Foundation -	\$ 22,500
SPUR -	\$ 4,623	Wise and Healthy Aging -	\$ 15,000
St. Barnabas Senior Services -	\$ 15,000	Woman Haven -	\$ 10,000
St. Johns Child & Family Development Center -	\$ 23,000	Women's Center of San Joaquin County -	\$ 10,000
St. Joseph's -	\$ 10,000	Wonder Inc. -	\$ 10,000
Stable Hands -	\$ 12,500	YMCA Montebello (Dinner at the Cannon) -	\$ 10,000
Stand Down 08 -	\$ 10,000	YMCA San Diego Armed Services -	\$ 10,000
Stanislaus Foundation -	\$ 5,063	YMCA San Francisco -	\$ 5,666
Stanton Little League -	\$ 5,000	YMCA Youth & Community Outreach -	\$ 5,000

**Total Donations 2004 - 2013: \$4,417,192**

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## **CHARITABLE GRANT RECOMMENDATION**

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Asian Pacific Islander Small Business Program – 2/22/13  
Bay Area After-School All-Stars – 2/1/2013  
Breast Cancer Solutions – 2/1/2013  
Canine Companions for Independence – 11/02/2012  
Canyon Acres Children and Family Services – 4/27/2012  
CASA for Children – 5/18/2012  
Conner’s Cause for Children – 2/1/2013  
Daniel Hernandez Youth – 2/22/13  
Exceptional Children’s Foundation - 10/12/12  
Friends of San Pasqual Academy – 2/1/2013  
George Mark Children’s House – 2/1/2013  
Hands Together – 1/11/2013  
Herald Christian Health Center – 2/22/13  
Khmer Arts Academy – 2/22/13  
Korean American Family Service Center – 2/22/13  
Korean Resource Center – 2/22/13  
Marina Village Jazz Band – 2/22/13  
Midnight Mission – 1/11/2013  
National Veterans Transition Services – 12/07/2012  
Para Los Niño’s – 12/07/2012  
Pico Youth – 1/11/2013  
Rural Community Assistance Corp. - 2/1/2013  
TELACU Educational Foundation – 1/11/2013  
United Cambodian Community, inc. – 2/22/13



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## CHARITABLE GRANT GUIDELINES

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Recipient: Board Members of the California Foundation for Stronger Communities

Purpose: To Provide an Outline of Charitable Grant Guidelines

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### **CHARITABLE GUIDELINES:**

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

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient: **ASIAN PACIFIC ISLANDER SMALL BUSINESS PROGRAM**  
(2/22/2013)

Location: 231 E. Third St. %H, Los Angeles, CA 90013

Purpose: Community Improvement

Website: [www.apisbp.org](http://www.apisbp.org)

Revenue: \$317,740

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### **MISSION/VISION:**

*The mission of the Asian Pacific Islander Small Business Program (API SBP) is: to assist the development of small and micro businesses in Los Angeles with a particular focus on the Chinese, Korean, Japanese, Thai and Filipino business communities, especially those of low income immigrants.*

### **BACKGROUND:**

Formed in 1999, API SBP is a collaborative of five community organizations: the Chinatown Service Center, Koreatown Youth & Community Center, Little Tokyo Service Center CDC, Search to Involve Pilipino Americans and Thai Community Development Center. Our partners share over 160 years of service between them, are well known and respected for the quality of their work, the impact of their services and their standing in the community.

Asian Pacific Islander Small Business Program (API SBP) is organized and operates for the exclusive benefit of the small business programs of LTSC. API SBP and LTSC have parallel purpose. LTSC seeks to support the history, culture and economic development of minority and low-income communities, while API SBP's primary purpose, as defined in the articles of incorporation, is to raise funds and develop community support for the small business programs of LTSC.

Their objectives:

- Help entrepreneurs and small businesses overcome barriers to growth and success
- Generate jobs and sustainable businesses in the community
- Accommodate the unique economic needs of low income immigrants
- Serve as a link between the mainstream economy and ethnic small businesses

### **FISCAL IMPACT:**

Charitable donations would go towards the programs that are provided.

**BOARD OF DIRECTORS:**

Chanchanit Martorell  
Lawrence Lue  
Joel Jacinto  
Johng Ho Song  
Bill Watanabe

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient:                   **BAY AREA AFTER-SCHOOL ALL-STARS (2/1/2013)**

Location:                   550 Valley Way, Milpitas, CA 95035

Purpose:                      Funds After-School Enrichment Program for Low-Income Students

Website:                    [www.bayallstars.org](http://www.bayallstars.org)

Revenue:                    \$3,253,162

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### **MISSION/VISION:**

*The mission of the After-School All-Stars is to provide comprehensive out-of-school programs that keep children safe and help them achieve in school and in life.*

### **BACKGROUND:**

Founded in 1997, the After-School All-Stars is a national organization which provides free, comprehensive out of school programming for under-served youth, focused on enriching the mind, body and character of every child they serve. Their goal is to give these kids the skills and self-confidence needed to more fully engage in the core school day.

Bay Area After-School All Stars currently provides after-school enrichment to over 2,300 students in the South Bay Area – Newark, CA south to South San Jose. They serve K-8<sup>th</sup> grade students from 4 separate school districts and one charter school. Through their on-site program they have grown to more than a recreational program. Many of their students are performing at a proficiency level of Below-Basic grade level to Far Below-Grade Level. After-school All-Star Staff work each school day to close this achievement gap and shore up learning deficiencies.

### **FISCAL IMPACT:**

A donation goes to provide additional educational programs and staff support that each child needs to succeed. Demand for their program is expected to grow by 700 students by Fall 2013.

**BOARD OF DIRECTORS:**

Steve Robertson  
Julie Vennewitz-Pierce  
Jim Shore  
Sheryl Sweazey-Root  
Bill Tamblyn  
Edward A. Davis  
John Kirkorian  
Paula Moreno  
Ben Boyer  
Jen Pitzen  
John Southwell

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient:                   **BREAST CANCER SOLUTIONS** (2/1/2013)  
Location:                   2594 Richter Avenue, Irvine, CA 92606  
Purpose:                   Provides Basic Living financial Assistance to Breast Cancer Patients.  
Website:                   [www.breastcancersolutions.org](http://www.breastcancersolutions.org)  
Revenue:                   \$839,099

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### **MISSION/VISION:**

*To provide breast cancer patients with direct assistance, community referrals and compassionate support.*

### **BACKGROUND:**

Breast Cancer Solutions is a non-profit organization that provides breast cancer patients with direct assistance, community referrals and compassionate support.

Their programs rely solely on volunteers, grants, donations, and fund raising activities to support those facing breast cancer. Their goals include:

- Assist breast cancer patients in need when current income and resources do not meet their basic living needs
- Provide interim financial safety net to assist them while they are undergoing treatment
- Advocate for their clients when they can benefit from referrals to other organizations which provide further types of cancer support services

### **FISCAL IMPACT:**

A donation goes to provide financial assistance and needed resources to patients suffering from breast cancer.

**BOARD OF DIRECTORS:**

Heather Gilbert  
Sandra Finestone  
Anne Breuer  
Dr. Ken Deck  
Mary Flying Eagle Bloodsworth  
Linda Ditter  
Estela Juhkam  
Jeanette Morrow  
Bonnie Oakden,  
Margaret Piscioti  
Becky Ryan

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient:                   **CANINE COMPANIONS FOR INDEPENDENCE** (11/03/12)

Location:                   PO Box 446, 2965 Dutton Ave., Santa Rosa, CA 95402

Purpose:                      Provides Human Services and Animal Care

Website:                   [www.cci.org](http://www.cci.org)

Revenue:                   \$14,580,626

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### **MISSION/VISION:**

*Canine Companions for Independence (CCI) is a nonprofit organization that enhances the lives of people with disabilities by providing highly trained assistance dogs and ongoing support to ensure quality partnerships.*

### **BACKGROUND:**

Founded in 1975, Canine Companions for Independence (CCI) is a non-profit organization that enhances the lives of people with disabilities by providing highly trained assistance dogs and ongoing support to ensure quality partnerships. Headquartered in Santa Rosa, CA, CCI is the largest non-profit provider of assistance dogs, and is recognized worldwide for the excellence of its dogs, and the quality and longevity of the matches it makes between dogs and people. The result is a life full of increased independence and loving companionship.

This life changing result begins with the CCI breeding program. Using advanced technology, the breeding program meticulously selects and pairs dogs for breeding.

Volunteer breeder caretakers provide homes for the breeder dogs and whelp the puppies, returning the puppies to CCI national headquarters in Santa Rosa, California at age eight weeks.

They train four types of assistance dogs to master over 40 specialized commands: Service Dogs, Skilled Companions, Hearing Dogs and Facility Dogs. After completing training, the dogs are teamed with a graduate during an intensive two week training period.

### **FISCAL IMPACT:**

A donation goes to providing the funding for the training programs that are offered as well as care for the dogs.



**BOARD OF DIRECTORS:**

Corey Hudson  
Alan Feinne  
Paul Mundell  
Anne Gittinger  
John Miller  
Jean Schulz  
John McKinney

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## CHARITABLE GRANT RECOMMENDATION

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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](http://www.canyonacres.org)

Revenue: \$2,263,625

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### **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

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## CHARITABLE GRANT RECOMMENDATION

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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](http://www.casala.org)

Revenue:                   \$983,945

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### **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

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient: **CONNER'S CAUSE FOR CHILDREN (2/1/2013)**

Location: 204 N. El Camino Real, Ste 223, Encinitas, CA 92024

Purpose: Provides Financial Support and Resources for Families of Children with Life Threatening Diseases.

Website: [www.connerscause.org](http://www.connerscause.org)

Revenue: \$221,861

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### **MISSION/VISION:**

Their mission is to ease the financial burden for families of children with life threatening diseases, regardless of specific diagnosis. Conner's Cause for Children is the only San Diego-based organization for families of children with any life-threatening disease or condition. They provide families with the financial resources and peace of mind they need to focus on taking care of their very sick children.

### **BACKGROUND:**

Each year, Conner's Cause for Children provides critical financial assistance to over 400 families struggling to cover the out of pocket costs of caring for a child with a life-threatening illness or injury. In addition, the organization provides families with the badly needed resources to access critical medical care, assistance with health insurance claims and medical supplies and financial resources. Conner's Cause for Children ensures that no child goes without medical services or proper in-home care because of a family's lack of resources. Conner's Cause serves over 400 families each year in the greater San Diego area.

### **FISCAL IMPACT:**

A donation will provide resources to families with children battling life threatening illness.

**BOARD OF DIRECTORS:**

John Champ  
Judy Champ  
Dr. Jennifer Willert  
Carol Del Signore, Executive Director  
Karen Gliner  
Ray Gliner  
Tracy Bennett

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient:               **DAN HERNANDEZ YOUTH FOUNDATION** (2/22/13)  
                                  (\*previously donated to 11/12/10)

Location:                11138 Business Circle, Cerritos, CA 90703

Purpose:                    Provides Fishing and Outing Trips to Underprivileged Youth

Website:                 www.danskids.org

Revenue:                 \$195,850

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### **MISSION/VISION:**

*Youth fishing and environmental education program conducted jointly with the California Department of Fish and Game.*

### **BACKGROUND:**

For the past 15 years, Daniel Hernandez has been hosting and producing his weekly television fishing series “*Sport Fishing with Dan Hernandez.*” His experience in sport fishing and the desire to share the excitement of the sport with young people led to the establishment of the *Daniel Hernandez Youth Foundation*, a 501 c(3) non-Profit organization in 2001.

The *Daniel Hernandez Youth Foundation* uses fishing to build youth’s self-esteem and self-confidence, working to ensure that every child gets an opportunity to experience the thrill of sport fishing and a basic introduction in the marine sciences

The *Daniel Hernandez Youth Foundation* has a proven track record of bringing the youth of California together for an exciting day of fishing at city lakes and on the ocean. The *Daniel Hernandez Youth Foundation* has been working with youths since its inception and has reached over 5,600 youths to date. Our lake programs gather over 250-300 registered kids to each event.

### **FISCAL IMPACT:**

Donations could go towards the recent theft and burglary of the foundations properties. The donations could also go toward funding the several outings that is provided to underprivileged youth.



**BOARD MEMBERS:**

Daniel Hernandez – Chairman  
Dr. Dwight Stephens – Secretary  
Dr. Lester Lee  
Michael Flores  
William Davis  
Kevin Adams  
William Ebersman  
David Rocha  
Fred Neal  
Robert Munoz  
Norm Akashi  
Mike Lum  
Terry Randall

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## **CHARITABLE GRANT RECOMMENDATION**

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

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

Purpose:                      Serves Adults & Children who are Developmentally Disabled

Website:                   [www.edf.net](http://www.edf.net)

Revenue:                   \$22,730,841

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

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

### **FISCAL IMPACT:**

Charitable donations would go towards the programs that are provided.

**BOARD OF DIRECTORS:**

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

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: **FRIENDS OF SAN PASQUAL ACADEMY, INC.** (2/1/2013)  
(\*previously donated 1/24/08)

Location: PO BOX 8202, Rancho Santa Fe, CA 92067

Purpose: Assists foster teens of San Diego County in their endeavor to become confident, productive adults.

Website: [www.sanpasqualacademy.org](http://www.sanpasqualacademy.org)

Revenue: \$419,453

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### **MISSION/VISION:**

*Friends of San Pasqual Academy assists foster teens of San Diego County in their endeavor to become confident, productive, contributing, educated, successful adults. We support San Pasqual Academy and their specialized staff.*

### **BACKGROUND:**

San Pasqual Academy is a first-in-the-nation residential education campus designed specifically for foster teens. The Academy is located in Escondido, CA and provides foster teens with a stable, caring home, a quality, individualized education, and the skills needed for independent living.

The idea of the Academy began to take hold in the late 1990s, when the Board of Supervisors, spearheaded by Supervisor Greg Cox and Supervisor Ron Roberts, along with the Health and Human Services Agency (HHS) and the Presiding Judge of the Juvenile Court, voiced concerns about critical foster care issues. The critical issues included the fact that many foster youth were experiencing high numbers of placements, they lacked fully developed independent living skills and they were leaving foster care without earning their high school diploma. The Academy opened in October 2001 and currently has a bed capacity for 184 youth.

The 238-acre campus features individual family-style homes, an on-site, accredited high school, and a computer for each youth in the homes, a cafeteria, a technology and career information center, an assembly hall, recreation fields, and a swimming pool. Teens live and learn at the Academy as they prepare for college and/or a career path.

### **FISCAL IMPACT:**

A donation to the organization provides funding for on-going programs and opportunities for foster youth attending San Pasqual Academy.

**BOARD OF DIRECTORS:**

Judge Cynthia Bashant,  
Yvonne Campbell  
Tim Farley  
Margo Fudge  
Mary Glover  
Claudette Inge  
Lois Kenneally  
Lionel R. "Skip" Meno  
Judge James R. Milliken  
Cathi Palatella,  
Susan Strom  
Debra Zanders-Willis

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient: **GEORGE MARK CHILDREN'S HOUSE** (2/1/2013) (\*previously donated 7/10/09)

Location: 2121 George Mark Lane, San Leandro, CA 94578

Purpose: Round the clock pediatric care for children facing life limiting illnesses and enhancing quality of life for the entire family

Website: [www.georgemark.org](http://www.georgemark.org)

Revenue: \$2,981,371

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### **MISSION/VISION:**

The vision of George Mark Children's House is to make a difference in the lives of children with a life-limiting diagnosis and their families.

### **BACKGROUND:**

Founded in 2004, George Mark Children's House (George Mark) is the first freestanding, independent pediatric palliative care facility in the United States.

George Mark is providing cutting-edge, interdisciplinary medical and psychosocial services to children facing life-limiting illness and their families, in a warm, inclusive, home-like setting. The goal at George Mark is to provide the medical care and psychosocial support services that enable every child facing severe illness to live his or her life to the fullest and to empower families to successfully manage this profound challenge.

With its holistic approach, George Mark is achieving exceptional patient health and quality of life outcomes, at roughly half the cost of traditional hospital acute inpatient care. George Mark serves all medically eligible children, ages 0 - 21, regardless of a family's ability to pay.

### **FISCAL IMPACT:**

A donation will fund programs supporting children facing life threatening diseases and illness.

**BOARD OF DIRECTORS:**

Linda Ashcraft Hudak, Esq.

Barbara Beach, M.D.

John M. Goldenring, MD, MPH, JD

Peter A. Farber-Szekrenyi, Dr. P.H., M.P.H., M.B.A.

Christopher Henry , CPA

Kathy Nicholson Hull, Psy.D, M.A.

Bruce L. Miller, Jr. (BJ), M.D.

Andrew G.M. Pitcairn

Betsy Strong, CFP

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## CHARITABLE GRANT RECOMMENDATION

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Recipient:               **HANDS TOGETHER** (1/11/2013)  
Location:               614 N Bush St, Santa Ana, CA 92701  
Purpose:                Human Services  
Website:                [www.handstogether-sa.org](http://www.handstogether-sa.org)  
Revenue:                \$1,615,089

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### **MISSION/VISION:**

*The mission of Hands Together is to provide the highest quality early education and care to families of the working poor who are striving to gain stability, improve their lives, and emerge from poverty.*

### **BACKGROUND:**

Hands Together has been providing early education and care to children and families living in one of the most poverty stricken area of Santa Ana since 1999. As a designated 501c3 organization, their founding leaders identified early childhood education and simultaneous assistance to parents as a way to mitigate chronic poverty. Hands Together offers hope and support to many homeless families of the working poor who desire to gain stability, improve their lives, and emerge from poverty. All of the families served at Hands Together are low-income, working poor or homeless. Their services encompass English Literacy & Reading Readiness Curriculum, Health and Developmental Screenings, Parenting Skills and Vocational assistance and a Pre-School/Day Care.

As the economic crisis in California continues to provide little hope for the working poor, Hands Together is working even harder to provide more for homeless children and families. Hands Together recognizes that children exposed to homelessness at a very young age begin to experience life with various levels of trauma and some adverse impacts are felt almost immediately.

### **FISCAL IMPACT:**

A donation goes to provide support to the many programs that are offered.



**BOARD OF DIRECTORS:**

Robert Kuhel  
Juanita Doby  
Glenn Howard, Ph.D  
The Rev. Bradford L. Karelius  
Ria Marie Carlson  
Laura Saari Pulido  
Sister Michelle Tochtrop, CSJ  
Nancy Rader Whitehead

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient: **HERALD CHRISTIAN HEALTH CENTER (2/22/13)**

Location: 923 S. San Gabriel Blvd., San Gabriel, CA 91776

Purpose: Providing quality emergency health care

Website: [www.cchc.org](http://www.cchc.org)

Revenue: \$1,316,529

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### **MISSION/VISION:**

*To provide the low-cost health care services to the poor and needy persons.*

### **BACKGROUND:**

Herald Christian Health Center (HCHC) is a non-profit licensed community clinic with a mission to provide quality, affordable, culturally and linguistic appropriate and holistic health care services to the low income, uninsured and underserved people residing in the San Gabriel Valley (Service Planning Area 3 of Los Angeles County). HCHC serves people regardless of their race, religious beliefs, gender, insurance status, age and ability to pay

The grant will be used for HCHC's "Baby Boomers Save Lives" (BBSL) project to cover breast/cervical cancer screening volunteer recruitment and training. The project reaches out to Asian American women through peer-to-peer outreach, and educational materials with linguistically and culturally sensitive approaches. Specifically, 50 Asian American women volunteers ages 49 and above will be recruited from HCHC patient population, community centers, senior centers, Lion's Club and other faith-based organization in order to be trained on the importance of early detection of breast cancer and cervical cancer as well as receive culturally competent peer health educator training.

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

Katie Chau  
Lily Lee  
Margarita Chung  
Polyanna Lee  
Rev. Pak Cheung Lo  
Stanlake Ye  
William Tong  
Carolin Eng  
Emily Szeto

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient:                   **KHMER ARTS ACADEMY (2/22/13)**

Location:                   375 Redondo Ave Ste. 156, Long Beach, CA 90814

Purpose:                      Provides Arts, Culture and Humanities

Website:                    [www.khmerarts.org](http://www.khmerarts.org)

Revenue:                    \$511,863

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### **MISSION/VISION:**

*The Khmer Arts Academy is dedicated to fostering the vitality of Cambodian arts and culture and to expanding the role arts and culture play in the development and wellbeing of young people and of society as a whole. The Khmer Arts Academy sees itself as a nexus of arts and culture in a community that is endowed with wonderful traditions and that is looking for ways to use those traditions to improve its quality of life. Through its numerous activities, the Academy seeks to create a continuum of recruitment, training, outreach, creation and performance that develops accomplished artists and diverse, informed audiences.*

### **BACKGROUND:**

The Khmer Arts Academy is at the forefront of Khmer classical dance practice and fosters the vitality of this art form to elevate the quality of life for young people, primarily girls, in the greater Long Beach and surrounding areas. The Khmer Arts Academy features a professional touring ensemble, a research and archiving program and a media program, in addition to the community-based academy where young students can receive free workshops in Cambodian classical dance.

### **FISCAL IMPACT:**

The donation will support the programs that are offered

**BOARD OF DIRECTORS:**

Sherwood Chen  
Leigh An Hahn  
Navin Moul  
Geoffrey Robinson  
John Shapiro  
Sophiline Cheam Shapiro  
Curtis Webster  
Sothivear Sim

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient: **KOREAN AMERICAN FAMILY SERVICE CENTER (2/22/13)**

Location: 3727 W. 6<sup>th</sup> St. Ste. 320, Los Angeles, CA 90020

Purpose: Provides Human Services

Website: [www.kafscla.org](http://www.kafscla.org)

Revenue: \$5,389,299

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### **MISSION/VISION:**

*Korean American Family Service Center's mission is to support and strengthen Korean American families and individuals in the Greater Los Angeles area through counseling, education, and other social services. Since its inception in 1983, KAFSC has provided assistance to tens of thousands of Korean Americans—particularly women, children, immigrants, and low-income families. KAFSC specializes in providing linguistically and culturally appropriate services through its bilingual and bicultural staff.*

### **BACKGROUND:**

Founded in 1983 by a group of immigrant Korean women deeply influenced by the pioneering work of Dr. Tae Young Lee, Korea's first female attorney and an early advocate of the rights of women and children, Korean American Family Service Center (KAFSC) began with its primary focus on protecting the rights and the welfare of the victims of family violence. Over the course of 27 years, KAFSC has grown into the preeminent provider of culturally competent mental health and family support services in the Korean American community of Los Angeles, specializing in prevention and early intervention in family dysfunction and violence. KAFSC's services reach over 5,000 adults, children, and youth each year.

The grant will fund KAFSC's "Life Beyond" program, a support group for female Korean American domestic violence survivors seeking to live a life free from violence. Co-facilitated by domestic violence project manager/clinical counselor (Jennifer Oh, MSW) and a peer facilitator, Life Beyond will also form a therapeutic community to help victims process the effects of trauma and enhance self-esteem and coping skills towards building violence-free, independent lives. Life Beyond will be the first support group established for Korean immigrant DV victims in Los Angeles that integrates peer support with trauma-informed therapeutic aftercare.

### **FISCAL IMPACT:**

A donation goes to provide support the services that are offered.

**BOARD OF DIRECTORS:**

Annie Cho  
Young Min Kim  
Changhai Ahn  
Chris Kim  
Ann Park  
Janny Kim  
Patrick Kim  
Teri Lim  
Ailee Moon  
Julie Whang  
Jungyeol Oh  
Julie Yu

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: **KOREAN RESOURCE CENTER** (2/22/13)  
Location: 900 S. Crenshaw Blvd., Los Angeles, CA 90019  
Purpose: Provides Human Services  
Website: [www.krcla.org](http://www.krcla.org)  
Revenue: \$577,123

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### **MISSION/VISION:**

*As a part of our mission, we prioritize the needs and concerns of the most marginalized members of our community such as women, youth, infants, seniors, recent immigrants and low-income families. Annually KRC serves average 10,000 community members. For the past 23 years KRC has served the community by following its mission to: \* Educate the public on issues affecting Korean Americans \* Advocate for the civil rights and immigrant rights of Korean Americans \* Facilitate grassroots organizing and civic participation of Korean Americans \* Initiate dialogue and build coalitions with other communities of color \* Preserve and promote the cultural heritage of Korean Americans as part of multicultural America \* Provide needed social and community services to traditionally marginalized groups \* Provide the community economic development and affordable housing*

### **BACKGROUND:**

KRC was founded in 1983. KRC has also been a space for dialogue on questions of identity, representation and appropriate political systems & structures as much as it was for actual activist training, education and community base building. Events such as the Los Angeles Civil Unrest of 1992 and the anti-immigrant wave starting with Proposition 187 during the mid-1990s steered the organization's course to focus on educating and organizing Korean Americans on major civil rights and immigrant rights issues.

The Korean Resource Center preserves and promotes the cultural heritage of Korean Americans as part of multicultural America; provides needed social and community services to the Korean and local community; facilitates grassroots organizing and electoral/civic participation of Korean Americans; and advocates for the civil rights and immigrant rights of Korean Americans.

### **FISCAL IMPACT:**

A donation goes to provide support the services that are offered.



**BOARD OF DIRECTORS:**

Dae Yoon

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient:                   **MARINA VILLAGE MIDDLE SCHOOL (2/22/2013)**

Location:                   1901 Francisco Dr., El Dorado Hills, CA 95762

Purpose:                      To Provide Support to the Jazz Band

Website:                   <http://mv-rusd-ca.schoolloop.com>

Revenue:                    \$

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### **MISSION/VISION:**

*Marina Village Middle School will provide a comprehensive and academically challenging education for all students. We will maintain a safe and positive environment that promotes respect and responsibility. Marina Village Middle School is committed to partnership, support, and involvement among school, families, and community.*

### **BACKGROUND:**

In the spirit of our school-wide “Ohana” theme (a Hawaiian word for “family”), we will promote our sense of community and support for one another as we celebrate the things that make Marina Village Middle School a great place. We look forward to a great year working together to provide all students with appropriate support for personal, social, and academic growth.

In these very difficult budget times for schools, sports, arts, and music programs are being greatly reduced or eliminated. These programs help develop young minds and bodies to be well rounded citizens and enhance children’s cognitive skills and resulting test scores. The jazz band at MVMS is a group of 25-30 talented seventh and eighth grade students who have committed their extra time beyond the school day to further their music ambitions.

The jazz band needs help with acquiring instruments, music supplies, and offset costs related to performing at events and/or competitions. This donation will assist the jazz band and music program at MVMS and will have a lasting impact on many young students.

### **FISCAL IMPACT:**

100% of the donation goes to provide support to the MVMS Jazz Band.

**BOARD OF DIRECTORS:**

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient: **MIDNIGHT MISSION** (1/11/2013)  
Location: 601 South San Pedro Street, Los Angeles, CA 90014  
Purpose: Mental Health and Crisis Intervention  
Website: [www.midnightmission.org](http://www.midnightmission.org)  
Revenue: \$5,062,106

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### **MISSION/VISION:**

*The Midnight Mission seeks to offer a bridge to self-sufficiency for homeless people through counseling, education, training and job placement, make available the necessities of life, offer the 12-step approach to recovery and provide for the homeless as an independent social service agency.*

### **BACKGROUND:**

Founded in 1914 The Midnight Mission has been providing basic subsistence to the region's needy. The Midnight Mission is one of the oldest continuously operating human service organizations in the Los Angeles region. Centered in the Skid Row area of downtown Los Angeles, The Midnight Mission runs one of the most efficient direct service operations in the county. With only four (4) executive managers throughout its ninety-eight (98) year history, The Midnight Mission has been a consistent beacon of light for those with nowhere else to turn.

Through their leadership, board and volunteers the organization continues to develop innovative, timely and effective programs for the men, women and children of Los Angeles. Their complex multi-disciplined organization those in need continue to benefit from the consistent, compassionate and competent leadership.

The organization is known for their Guest Services Program. This program provides emergency overnight lodging, respite center, hot meals, showers, shaves, clothing, mail service, food boxes and referrals to housing, mental health and other vital services.

### **FISCAL IMPACT:**

A donation goes to provide support to their educational programs that are offered.

**BOARD OF DIRECTORS:**

R. Stephen Doan  
Ali Razi  
Glenn D. Woody  
David Doan  
Saul Alvarado  
Ed Begley, Jr.  
Katherine Chrisman  
Dr. Ron Koretz  
Vahe Majanan  
Kristina M. Olson  
Ronald Robinson  
Mark Rothstein  
Stepehn Watson  
Herbert Wilkins  
Larry Adamson

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: NATIONAL VETERANS TRANSITION SERVICES INC.  
(12/07/2012)

Location: 4141 Camino Del Rio South Suite 318, San Diego, CA 92108

Purpose: Veteran Support Organization Assisting them in Making a Successful Transition from Military Service to Civilian Life

Website: [www.nvtsi.org](http://www.nvtsi.org)

Revenue: \$New Entity

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### **MISSION/VISION:**

*To assist veterans in making a successful transition from military service to civilian life, with all veterans achieving, within their potential, their goals in the transition domains of employment and career, education, living situation, personal effectiveness/wellbeing, and community-life functioning.*

### **BACKGROUND:**

The National Veterans Transition Services, Inc. was founded in 2010 by Retired Rear Admiral, Ronne Froman and retired Master Chief Petty Officer, Maurice Wilson. They identified a need that veterans were experiencing. Outgoing servicemen had a difficult time transitioning between the tempo of extended deployments and the high operational pace of the military and civilian life. Unemployment in young, outgoing service people was surpassing 21%. Further they found through survey that 81% of this population did not feel prepared to enter the workforce.

In response to this need, NVTSI developed the REBOOT Workshops. These 3-week long workshops are designed to assist members of the military in making the social and career transition from years of service by addressing their fears and “re-booting” their skills. The workshop features specialized education designed to enhance and build upon the attendee’s existing training, experience and skills to prepare them for life after the military.

In the REBOOT Workshops attendees are able to determine and set their own life and career goals, complete career assessments, resume writing, learn how to and practice interviews, job searching and networking. Successful graduates are also able to participate in refresher seminars.

**FISCAL IMPACT:**

A donation goes to provide support to the many programs that are offered.

**BOARD OF DIRECTORS:**

Ronne Froman, RADM, USN (Ret)

Jill Olen

Mark Cafferty

Maurice Wilson

Mike Malone, Col USMC, (Ret)

John Ohanian

Jeremy Glaser

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient:                   **PARA LOS NINOS** (12/7/2012)

Location:                   500 Lucas Avenue, Los Angeles, CA 90017

Purpose:                      Para Los Niños Exists to Close the Achievement Gap Created by Poverty

Website:                   [www.paralosninos.org](http://www.paralosninos.org)

Revenue:                   \$27,257,718

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### **MISSION/VISION:**

*Para Los Niños is a nonprofit organization that has worked for more than thirty years to create academic success and social well-being for children. Through early education centers, charter schools, and wellness centers, they offer high-quality education integrated with family supports, mental health services, and community engagement opportunities to thousands of children living in at-risk neighborhoods in Los Angeles County.*

### **BACKGROUND:**

Para Los Niños established first program served 45 children that were eager to learn in a former false eyelash warehouse.

Their programs today have evolved and include Child Development Centers, Preschool Programs, Primary Center, Charter Schools, After-school Programs (for Children and Youth), Youth Workforce Services, a Summer Day Camp Program, Family Resource Centers, a Family Preservation Program, Youth Development Services and Mental Health Services. Each weekday they assist over 3,500 children and youth, ages 0 through 21 years and serve more than 7,146 families through programs implemented at their 13 sites.

Para Los Ninos has received accreditation by the Council on Accreditation of Services for Families and Children. This accreditation verifies that their agency is maintaining the highest national standards in services, as well as ethically and responsibly managing funds. A total of 90% of every dollar raised goes into programs that directly impact the children and families they serve. The remaining 10% covers overhead and salaries of their 328 employees.

### **FISCAL IMPACT:**

Charitable contributions would go towards the programs that are offered.



**BOARD OF DIRECTORS:**

Avery W. Bell  
Joanne Brenner-Leishman  
Yoon Choi  
Hwesu Cobb-Phillips  
Andrew Herod

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: **PICO YOUTH & FAMILY CENTER** (1/11/2013)

Location: 716 Pico Blvd, Santa Monica, CA 90405

Purpose: Youth services for disenfranchised youth and their families

Website: [www.picoyouth.org](http://www.picoyouth.org)

Revenue: \$401,161

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### **MISSION/VISION:**

*To equip disenfranchised youth and their families with the leadership and advocacy skills needed to strengthen and sustain the community in which they live. To promote peace, unity, and social justice by modeling cooperation and advancing educational and economic opportunity. Through creative programs we will work to instill hope in our youth by engaging them in creating solutions to our community's problems.*

### **BACKGROUND:**

Pico Youth & Family Center (PYFC) is a non-profit organization in Santa Monica committed to preventing youth violence. Through various services and caring staff support they bring hope to the lives of youth. Annually, the organization serves hundreds of youths, ages 16-24 that are most at risk, through case management, counseling, tutoring, job readiness training, leadership development, music, art and computer training. The PYFC is a positive alternative to the streets for many of Santa Monica's youth and young adults who seek guidance, support and service.

PYFC's programs include:

- Xianchtli – Weekly Academic Support Tutoring & College Readiness - This unique program pairs high school students with mentors who are attending UCLA. Through workshops participants learn study skills, time management and how to access financial aid. Tutoring services help youth to improve their academic standing and attain the skills they need to succeed in college.
- Job Development – through community partners PYFC is able to provide job development and employment services including resume development, completion of applications and interview techniques.
- Individual & Group Case Management – PYFC works both on the individual basis and group setting to assist each participant in creating their own individual life goals, individual accountability and responsibility.
- Counseling & Support Groups – Through their partnership with St. Johns Child & Family Development Center participants have access to individual and family counseling services.

**FISCAL IMPACT:**

A donation will support their many programs that are offered.

**BOARD OF DIRECTORS:**

Veronica Lopez  
Tye Kirk  
Sal Galvan  
Ruben Pacheco  
Oscar De La Torre  
Leila Steinberg  
Jan Book  
Ira McAliley  
Emilio Sanchez  
Chad Sells  
Amanda Seward

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient: **RURAL COMMUNITY ASSISTANCE CORPORATION (2/1/2013)**  
(\*previously donated 3/09/07)

Location: 3120 Freeboard Dr., Ste 201, West Sacramento, CA 95691

Purpose: RCAC provides technical assistance, training and financing so rural communities can prosper.

Website: [www.rcac.org](http://www.rcac.org)

Revenue: \$17,669,548

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### **MISSION/VISION:**

*RCAC provides technical assistance, training and financing so rural communities in 13 Western States achieve their goals and visions. Their major program areas are environmental infrastructure, affordable housing development and community development finance. RCAC targets underserved communities including agricultural workers and Native Americans.*

### **BACKGROUND:**

Founded in 1978, RCAC provides a wide range of community development services for rural and Native American communities and community-based organizations. RCAC's major program areas are affordable housing development, environmental infrastructure development and community development finance. In addition, RCAC offers leadership and economic development training and technical assistance.

RCAC is a certified Community Development Financial Institution, and its Loan Fund provides financing for affordable housing, community facilities, and water and wastewater systems. As of September 30, 2012, RCAC closed 658 loans which totaled \$355,755,183 and leveraged more than \$1.42 billion for projects in rural communities. These loans supported 57,747 individual water and wastewater connections for rural citizens, 12,133 housing units; 2,873,937 feet of community facility space; and created or retained 13,939 jobs.

### **FISCAL IMPACT:**

A donation goes to provide programs and staff that support affordable housing options in rural California.

**BOARD OF DIRECTORS:**

Elizabeth Moore  
Robert Rendon  
Anity Gahimer  
Nalani Fujimori Kaina  
Joe Herring  
Marty Miller  
Vickie Kitseallyboy Oldman-John  
David E. Provost  
John Sheehan

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient: **TELACU EDUCATIONAL FOUNDATION (1/11/2013)**

Location: 5400 East Olympic Blvd., Ste. 300, Commerce, CA 90022

Purpose: To Provide Services and Resources for Scholarship Programs and Educational Enrichment Programs

Website: [www.telacu.com](http://www.telacu.com)

Revenue: \$2,632,207

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### **MISSION/VISION:**

*The Foundation provides services and resources for educational enrichment programs*

### **BACKGROUND:**

Early on, TELACU discovered that while financial assistance is vital to achieve academic success, impacting other key factors is equally or more important. Students who are the first in their families ever to attend college lack the support system necessary to achieve their dream of higher education. Socioeconomic factors of family responsibility, cultural identity and financial stress create very real conflicting challenges to academic life.

The Foundation accepted this challenge head on, combining important financial assistance with highly effective programs that ensure academic success. From college preparation to academic/career guidance and mentoring, the Foundation's programs and services annually support 500 college students and serve approximately 1,500 middle and high school students, nursing students and veterans.

The success of the Foundation is best summarized by the numbers: 100% of their high school seniors and college senior's graduate. Additionally, in Los Angeles County where only 40% of high school students graduate, 100% of their high school students not only graduate but also go on to pursue post-secondary education.

### **FISCAL IMPACT:**

A donation goes to provide support their scholarship and educational resource programs.

**BOARD OF DIRECTORS:**

David Lizarrag  
Michael Lizarrag  
Paul Samuel  
Velma De La Rosa  
Priscilla Lizarrag

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: UNITED CAMBODIAN COMMUNITY (2/22/2013)

Location: 2201 E. Anaheim Street #200, Long Beach, CA 90804

Purpose: To Provide Services and Resources for Scholarship Programs and Educational Enrichment Programs

Website: [www.ucclb.org](http://www.ucclb.org)

Revenue: \$363,719

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### **MISSION/VISION:**

*Founded in 1977, incorporated in 1978 and located in the heart of the largest Cambodian community outside of Southeast Asia, UCC is a multicultural, non-profit, community-based organization. It's mission is to build bridges between refugee communities and existing society in order to enable a new way of life. It's goals are to provide innovative leadership and support for low-income populations, promote economic independence, develop self-reliance in target communities, cultivate skills needed to meet the demands of full participation in the society, and preserve and foster Cambodian traditions.*

### **BACKGROUND:**

The United Cambodian Community (UCC) is a multicultural social services agency, serving the greater Long Beach community. UCC's mission is to assist the refugee and immigrant population in making adjustments and to help bridge the gap between cultures, languages and generations. UCC was established in 1977 and located in Cambodia Town, Long Beach, CA. Long Beach is home to the largest Cambodian population outside of Cambodia. UCC has been instrumental in assisting the resettlement of a highly traumatized refugee population.

In the early 1970s a group of Cambodian students came to study at California State University, Long Beach. During that time war broke out in Cambodia and millions fled the country. This travesty was known as the "Killing Fields", a genocide under the communist regime called the Khmer Rouge, from 1975-1979. This event resulted in an influx of Cambodian refugees to settle in Long Beach, Ca.

UCC continues to meet the growing and diverse needs of the Cambodian community and the greater Long Beach community. UCC serves thousands each year by offering advocacy, translation, interpretation assistance, youth development, health education, literacy, cultural preservation, community services and more. UCC strives to empower community members to become self-sufficient and productive members of society.



**FISCAL IMPACT:**

A donation goes to provide support to the programs that are offered.

**BOARD OF DIRECTORS:**

Wes Tanaka  
Mike Murray  
Kimberly Gray  
Jennifer Chau



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## **PROCEDURAL ITEMS FOR THE CFSC SUMMARY AND RECOMMENDATIONS**

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Items: A1, A2, A3

Action: Pursuant to the by-laws and procedures of CFSC, each meeting starts with the call to order and roll call (A1) and proceeds to a review and approval of the minutes from the prior meeting (A2). After the minutes have been reviewed and approved, time is set aside to allow for comments from the public (A3).

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