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## **BRIDGE TRIANGLE APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant: BRIDGE Housing Corporation

Action: Initial Resolution

Amount: \$22,000,000

Purpose: Finance the Development of Affordable Multi-Family Rental Housing in the City of West Sacramento, Yolo County, California

Activity: Affordable Housing

Meeting: June 8, 2012

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### Background:

BRIDGE Housing Corporation (“BRIDGE”) is one of the country’s premier developers of affordable housing and master planned developments. Their mission is to produce large volumes of high-quality homes for seniors and families of very low, low and moderate-incomes. Since beginning active operations in 1983, BRIDGE has participated in the development of over 13,000 housing units in over 80 California communities, valued at more than \$3 billion. BRIDGE Property Management Company has had the management capacity to maintain quality standards and community responsiveness in nearly 8,000 rental units.

BRIDGE builds a range of housing types that both fit comfortably into their surroundings and act as a catalyst for revitalizing and strengthening neighborhoods. BRIDGE not only specializes in bringing affordable housing to all income levels, but it also works to develop housing for all age levels. BRIDGE has been a leader in providing high-quality affordable housing for seniors, helping to enhance the lives of all members of a community. The vast majority of the homes built by BRIDGE are affordable to families who earn approximately \$15,000 - \$50,000. The remainder is primarily affordable to households with moderate incomes. Approximately 78% of BRIDGE units are rentals; the balance of which is comprised of for-sale units affordable to first time homebuyers. BRIDGE is known for creating award winning affordable homes that not only depict the character of the community, but also display the same quality of design and construction as market rate housing. The CMFA has facilitated over 10 BRIDGE projects.

The Project:

The Bridge Triangle multi-family apartment complex will be a new construction project located in the city of West Sacramento. There will be a total of 70 multi-family units that are 100% affordable. The Project is targeted to serve families of very low, low, and moderate incomes between 35% AMI and 50% AMI. The Bridge Triangle Family Apartment will feature the following: Refrigerator, Range, Disposal, Blinds, Laundry Rooms, and Community Room with Kitchen, Gated Entry, Landscaped Open Space and Covered Parking.

The City of West Sacramento:

The City of West Sacramento will need to become a member of the CMFA and hold a TEFRA hearing. The City of West Sacramento is expected to receive approximately \$11,250 as part of the CMFA's sharing of Issuance Fees.

Proposed Permanent Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$ 2,379,447
City of West Sacramento:	\$ 7,525,000
City of West Sacramento:	\$ 1,600,000
MHP Funding:	\$ 4,981,230
Tax Credit Equity:	\$12,922,339
Equity:	<u>\$ 1,430,000</u>
Total Sources:	\$30,838,018

Uses of Funds:

New Construction:	\$22,510,423
Architectural & Engineering Fees:	\$ 3,055,472
Indirect Development Costs:	\$ 500,000
Interest Carry & Insurance	\$ 974,300
Reserves:	\$ 741,979
Syndication & Fee:	\$ 2,677,698
Costs of Issuance:	<u>\$ 378,146</u>
Total Uses:	\$30,838,018

Terms of Transaction:

Amount:	\$22,000,000
Maturity:	22 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	December 2012.

Public Benefit:

The Bridge Triangle Multi-Family Apartments will provide 70 (less 1 manager's unit) affordable apartments for families with incomes ranging from 35% to 60% of the area median income. Of these, the majority will be two and three bedrooms suitable for families with children. In addition, the development will provide much needed affordable housing to the City of West Sacramento's underserved.

Percent of Restricted Rental Units in the Project: 100%  
45% (33 Units) restricted to 35% or less of area median income households; and  
55% (37 Units) restricted to 50% or less of area median income households.  
Unit Mix: 1, 2 & 3 bedrooms  
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Quint and Thimmig LLP
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	TBD
Borrower Counsel:	Bridge General Counsel
Borrower Tax Counsel:	Gubb & Barshay LLP
Borrower Consultant:	Community Economics

Recommendation:

It is recommended that the CMFA Board of Directors adopt an Initial Resolution in the amount of \$22,000,000 of tax-exempt private activity bonds to finance the development of an affordable housing project located in the City of West Sacramento, Yolo 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: AMG & Associates, LLC

Action: Initial Resolution

Amount: \$25,000,000 (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: June 8, 2012

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Background:

AMG & Associates, LLC (“AMG”) is a mid-size land development company that specializes in the development of rental housing in California and other western states. Their philosophy is to capitalize on the added value created through assembling the most qualified and trustworthy development and capital partners. They believe that the highest yields are achieved through land acquisitions that have been overlooked by developers and investors that do not have the risk appetite for complex land entitlements and financing. AMG principals are involved in all aspects of the development process in which all of its projects involve an institutional capital partner and an experienced development partner.

In every land development project that AMG develops, it takes the land acquisition entitlement risk, develops the financing plan, selects the most qualified development partner and capital partner, and then oversees the project until the final permanent loan conversion and/or sale. Other land development transactions involve joint ventures with land owners or ventures with municipal agencies. To date, AMG has developed over 3,600 units with a total project cost of over \$450M, partnering with its strategic development partners in 55 limited partnerships.

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 225 units of 2 story garden style apartment homes. The units will consist of one, two and three 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 225 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 \$14,000 as part of CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds

Tax-Exempt Bond:	\$25,000,000
HOME Funds:	\$ 1,500,000
Tax Credit Equity:	\$ 6,500,000
City of Industry Loan:	\$ 2,500,000
Deferred Developer Fee:	<u>\$ 2,500,000</u>
Total Sources:	\$38,000,000

Uses of Funds:

Land Acquisition:	\$ 2,350,000
New Construction:	\$26,928,739
Architectural & Engineering:	\$ 200,000
Financings:	\$ 2,877,761
Soft Costs:	\$ 2,083,500
Reserves:	\$ 1,060,000
Developer Fee:	<u>\$ 2,500,000</u>
Total Uses:	\$38,000,000

Terms of Transaction:

Amount:	\$25,000,000 (Not to Exceed)
Maturity:	35 years
Collateral:	Deed of Trust on property.
Offering:	Private Placement.
Estimated Closing:	December, 2012

Public Benefit:

A total of 225 families will now enjoy high quality, independent, affordable housing in the City of South Gate. Services at the complexes 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%  
11% (24 Units) restricted to 50% or less of area median income households; and  
89% (201 Units) restricted to 60% or less of area median income households.  
Unit Mix: Studio, one and two bedroom  
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Orrick, Herrington & Sutcliffe
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	TBD
Borrower Counsel:	Katten Muchin Rosenman LLP

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$25,000,000 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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## KINGS VALLEY SENIOR APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant:	EAH, Inc.
Action:	Initial Resolution
Amount:	\$13,000,000
Purpose:	Finance Acquisition and Rehabilitation of Senior Affordable Housing Located in the City of Cloverdale, County of Sonoma, California
Activity:	Senior Affordable Housing
Meeting:	June 8, 2012

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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 is an acquisition rehabilitation of a senior affordable multi-family housing community built in 1975. The project contains 99 units comprised of studio and one bedroom units. There are 6 buildings with all units contained within 4 residential buildings. Two of the residential buildings have elevators with common hallways and laundry facilities and two are garden style walk up without common hallways. The project includes a community building with library/ lounge, kitchen and exercise room.

The City of Cloverdale:

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

Project Financing:

Sources of Funds:	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$11,006,261
Home/AHP:	\$ 1,185,946
Seller Carry-Back Loan:	\$ 4,590,892
Reserves & Other:	\$ 464,795
Other (costs deferred until perm):	<u>\$ 5,955,960</u>
Total Sources:	\$23,203,844

Uses of Funds:	
Land Purchase:	\$ 860,000
Building Acquisition:	\$ 3,790,000
Rehabilitation:	\$ 6,962,200
Architect & Engineering:	\$ 621,400
Legal and Professional:	\$ 108,500
Developer Fee:	\$ 1,368,244
Title, Permits, Ins, Taxes, Const Loan:	\$ 7,855,356
Costs of Issuance:	\$ 253,571
Interest, CDLAC & TCAC Fees:	\$ 461,332
Reserves, Contingency, Marketing):	<u>\$ 923,241</u>
Total Uses:	\$23,203,844

Terms of Transaction:

Amount:	\$13,000,000
Maturity:	15 years.



Collateral: Deed of Trust on property.  
Bond Purchasers: Private Placement.  
Estimated Closing: December, 2012.

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%

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

77% (75 units) restricted to 60% or less of area median income households.

Unit Mix: studio and 1bedrooms

Term of Restrictions: 55 years

Finance Team:

Lender: TBD  
Bond Counsel: Jones Hall  
Issuer Counsel: Squire Sander LLP  
Lender Counsel: TBD  
Borrower Counsel: Levy, Levy and Levy  
Borrower Consultant: Community Economics

Recommendation:

It is recommended that the CMFA Board of Directors adopt an Initial Resolution in the amount of \$13,000,000 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.

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



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## TAMARISK APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant: Dawson Holdings, Inc.

Action: Initial Resolution

Amount: \$4,500,000 (Not to Exceed)

Purpose: Finance Affordable Multi-Family Rental Housing Project  
Located in the City of Ripley, Riverside County, California

Activity: Affordable Housing

Meeting: June 8, 2012

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Background:

Since 1994, Dawson Holdings, Inc. (“DHI”) has used tax-exempt bonds and low-income housing tax credits to acquire and refurbish 30 affordable multi-family properties, containing 4,191 apartment units. Based in Sausalito, the company is experienced in acquiring and converting conventional multifamily properties into long-term affordable rental communities and acquiring and preserving properties with expiring Section 8 contracts and maturing HUD/FHA mortgages.

DHI has completed 15 preservation projects, containing 1,694 units, in California. They have preserved project-based rental assistance and avoided permanent displacement of the existing low-income residents. They are experienced in working with HUD, local housing agencies and existing residents to create a successful preservation project.

Their most recent three (3) at-risk acquisition/rehabilitation projects are Broadway Senior, Casa de Angelo and Tracy Garden. They are presently renovating Trans Pacific Gardens. These preservation acquisition/rehabilitation projects were developed by DHI from property identification and acquisition through completion of rehabilitation, stabilization and permanent financing. Precision General Commercial Contractors was the general contractor for each of these projects.

The Project:

The Tamarisk Apartment project is an Acquisition/Rehabilitation and preservation of a 50 unit multi-family housing development located in the City of Ripley. The project consists of two, three and four bedroom units. The property, built in 1982, currently offers 50 units in one-story garden style buildings, along with a building containing the leasing office and laundry facility. A community playground is also available. The buildings are wood frame construction with wood siding, and pitched roofs.

The County of Riverside:

The County of Riverside is a member of the CMFA and will need to hold a TEFRA hearing. Upon closing, the County is expected to receive approximately \$2,350 as part of CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds

Tax-Exempt Bond:	\$3,678,000
Tax Credit Equity:	\$ 145,614
USDA 515:	\$1,317,541
Deferred Developer Fee:	<u>\$ 567,795</u>
Total Sources:	\$6,279,950

Uses of Funds:

Building Acquisition:	\$2,500,000
Rehabilitation:	\$1,612,500
Architectural & Engineering:	\$ 110,400
Contractor Overhead & Profit:	\$ 245,000
Developer Fee:	\$ 717,795
Relocation:	\$ 10,000
Cost of Issuance:	\$ 10,000
Capitalized Int:	\$ 118,295
Other Soft Costs:	<u>\$ 864,949</u>
Total Uses:	\$6,279,950

Terms of Transaction:

Amount:	\$4,500,000 (Not to Exceed)
Maturity:	40 years
Collateral:	Deed of Trust on property.
Offering:	Private Placement.
Estimated Closing:	November 2012

Public Benefit:

A total of 49 families will enjoy high quality, independent, affordable housing in the City of Ripley. The acquisition and rehabilitation of this project will provide affordable living in the City of Riverside for another 55 years.

Percent of Restricted Rental Units in the Project: 100%  
31% (15 Units) restricted to 50% or less of area median income households; and  
69% (34 Units) restricted to 60% or less of area median income households.  
Unit Mix: Two, three and four bedrooms  
Term of Restriction: 55 years

Finance Team:

Lender:	Rabobank
Bond Counsel:	Jones Hall
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	TBD
Borrower Counsel:	Bocarsly Emden

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$4,500,000 for the Tamarisk Apartments affordable housing project located in the City of Ripley, Riverside County, California.

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



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## **VINTAGE WINE ESTATES, INC. SUMMARY AND RECOMMENDATIONS**

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Applicant: Vintage Wine Estates, Inc.

Action: Initial Resolution

Amount: \$10,000,000 (not to exceed)

Purpose: Finance an Industrial Project for Vintage Wine Estates, Inc.  
Located In the Unincorporated County of Mendocino, CA.

Activity: Manufacturing

Meeting: June 8, 2012

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Background:

Vintage Wine Estates, based in Santa Rosa California, is a fast growing highly entrepreneurial Wine Company with multiple diverse brands and a strong Direct to Consumer component. The company is the 24<sup>th</sup> largest wine company in California and owns such prestigious wineries as Girard, Cosentino, Windsor Vineyards, Cartlidge & Brown, Sonoma Coast Vineyards, Grove Street Winery, Windsor Sonoma Winery and Ray's Station.

The Company was founded by Pat Roney and Leslie Rudd, both were the principal owners of Dean and Deluca and are longtime wine industry executives. Pat is the former President and CEO of Chateau St Jean Winery.

Vintage Wine Estates produces a variety of wines under its own or custom labels as well as on a private label basis. Annual production is between 400,000 to half a million cases of wine. The Company also provides bottling, fulfillment, and storage services to other wineries on a contract basis.

The Project:

The proposed bond financing will help Vintage Wine Estates with the acquisition and possible expansion of the Weibel Winery facility located in Hopland, CA.

The acquisition will consist of the existing facility plus the integrated equipment. VWE is currently discussing the possibility of expanding the existing facility plus replacing the existing bottling line with a new one.

County of Mendocino:

The County of Mendocino will need to become a member of the CMFA and hold a TEFRA hearing. The County of Mendocino is expected to receive approximately \$6,250 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$ 10,000,000
Equity:	<u>\$ 1,500,000</u>
Total Sources:	\$ 11,500,000

Uses of Funds:

Building Acquisition:	\$ 8,500,000
Rehabilitation:	\$ 1,500,000
New Construction:	<u>\$ 1,500,000</u>
Total Uses:	\$ 11,500,000

Terms of Transaction:

Amount:	\$10,000,000 (not to exceed)
Rate:	Fixed Rate
Collateral:	Deed of Trust
Maturity:	2012
Bond Purchasers:	Private Placement
Estimated Closing:	August 2012

Public Benefit:

This transaction will create approximately 3 new full-time jobs in addition to retaining their current 6 full-time employees. Furthermore, the County of Mendocino will enjoy an increase and diversification of the local tax base through salaries, wages, sales taxes, property taxes, and other local revenues generated through various vendors and businesses supporting the Borrower.

Finance Team:

Lender :	GE Government Finance, Inc.
Lender Counsel:	Kutak Rock LLP
Bond Counsel:	Jones Hall
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Borrower Counsel:	General Counsel

Recommendation:

It is recommended that the CMFA Board of Directors adopt an Initial Resolution in the amount of \$10,000,000 to finance a project for Vintage Wine Estates, Inc. located in the unincorporated County of Mendocino, California.

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



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## LYCEE INTERNATIONAL DE LOS ANGELES SUMMARY AND RECOMMENDATIONS

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Applicant:	Lycee International de Los Angeles
Action:	Final Resolution
Amount:	\$3,000,000
Purpose:	Finance the Acquisition, Improvement, Renovation, Remodeling, Furnishing and Equipping of Educational Campus for Lycee International de Los Angeles located in the City of Burbank, Los Angeles County, California.
Activity:	Private School
Meeting:	June 8, 2012

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### Background:

Lycee International de Los Angeles bases its curriculum on and embraces the philosophies of the French educational system. Combined with this is the heart of the American system which values nurturing the individual. Through the cultures of these two countries, students learn about the world at large.

Lycee International de Los Angeles strives to allow children to grow in a happy environment where they will acquire a healthy desire for knowledge. The principle anchors of our program are:

- Developing communication skills through language (speech and comprehension) and through behavior in a social context.
- Developing body and mind through physical education and artistic activities (dancing, singing, drawing, etc.).

Using varied pedagogical methods, children learn from field trips which enhance interest and natural curiosity, hands on projects that integrate the different areas of the curriculum, and group work to develop social and linguistic integration.



The school opened in a small house in Van Nuys with only seven students. Some 35 years later, the school has grown to four campuses with more than 900 students and has earned an enviable reputation with its placement of graduates in French universities, grandes écoles and within the American university system. The school's Los Feliz location currently offers pre-school through 12<sup>th</sup> grade education. This site has experienced serious overcrowding. The acquisition of the Burbank facility will allow the Los Feliz location to retain the younger students and reduce overcrowding; while the Burbank facility will be dedicated to educating students in 6<sup>th</sup> grade and beyond.

#### The Project:

The Burbank facility is located at 1105 West Riverside Drive, Burbank, CA and will enroll 350 students. This project will use the proceeds of two loans: a fixed rate tax-exempt loan and a variable rate tax-exempt loan. The school notified the Authority that it has elected to bifurcate the financing into a fixed loan and a variable rate loan. The Authority previously approved a fixed rate tax-exempt loan on May 18, 2012 in an amount not to exceed \$12,000,000. The amount of the fixed rate loan will now be in an amount up to \$9,000,000. The variable rate tax-exempt loan is being approved today in an amount not to exceed \$3,000,000. The proceeds of both loans will be used to: (i) finance the cost of acquiring, improving, renovating, remodeling, furnishing and equipping a new educational campus for the Corporation located at 1105 Riverside Drive, Burbank, California 91506 (the "Facilities"), and (ii) pay certain costs of issuing the Loan. Proceeds will also be used to remodel the interiors of the existing buildings for classrooms and related uses to accommodate a private school with a maximum of 350 students, serving grades 6 through 12. The land surrounding the existing buildings will be developed with athletic fields, athletic courts, a central quad area, parking and queuing areas for buses and student drop off and pick-up.

#### The City of Burbank:

The City of Burbank held a TEFRA hearing and become a member on May 22, 2012. Upon closing, the City will receive a total of approximately \$7,333 as part of CMFA's sharing of Issuance Fees.

#### Proposed Financing:

##### Sources of Funds:

Variable Rate Tax-Exempt Loan Proceeds:	\$ 3,000,000
Fixed Rate Tax-Exempt Loan Proceeds	<u>\$ 9,000,000</u>
Total Sources:	\$12,000,000

##### Uses of Funds:

Building Acquisition:	\$ 8,800,000
New Construction:	<u>\$ 3,200,000</u>
Total Uses:	\$ 12,000,000

Terms of Transaction:

Amount:	\$3,000,000
Maturity:	December 1, 2043
Rate:	Variable (\$3M of the \$12M, previous was approved)
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Estimated Closing:	June 11, 2012

Public Benefit:

Lycee International de Los Angeles is a private, coeducational school for students in preschool through 12<sup>th</sup> grade. The school is dedicated to bilingual and bicultural education. In addition, Lycee offers numerous before and after school programs as well as summer camps and vacation camps available.

Founded in 1978, the school currently operates a total of four campuses and educates approximately 900 students. The proposed Burbank location will be an offshoot of their Los Feliz location. At the completion of the renovation, the Burbank campus will take the entire 6<sup>th</sup> grade through 12<sup>th</sup> grade student population. The expansion will allow the school to expand the number of classes at both campuses and reduce waiting lists for new enrollees. The expansion will result in 10 new employment positions between both the Los Feliz and Burbank campuses over the next two years.

Finance Team:

Direct Purchase Bank:	First Republic Bank
Direct Purchase Counsel:	Kutak Rock LLP
Issuer Counsel:	Squire Sanders LLP
Borrower Counsel:	Lewitt, Hackman, Shapiro, Marshall & Harlan

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution authorizing a tax-exempt borrowing of up to \$3,000,000 to finance the acquisition, improvement, renovation, remodeling, furnishing and equipping of educational campus for Lycee International De Los Angeles, located in the City of Burbank, Los Angeles County, California.



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## VISTAMAR SCHOOL SUMMARY AND RECOMMENDATIONS

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Applicant:	Vistamar School
Action:	Final Resolution
Amount:	\$9,500,000
Purpose:	Refinance the Acquisition, Improvement, Renovation, Remodeling, Furnishing and Equipping of an Educational Campus for Vistamar School located in the City of El Segundo, Los Angeles County, California.
Activity:	Private School
Meeting:	June 8, 2012

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### Background:

Vistamar School is a college preparatory, co-educational, independent day school that serves a very diverse population of students in grades 9-12, supported by a generous program of moderated tuition. Since its opening in 2005, enrollment has grown steadily to 235 students, who are drawn from over 70 different middle schools and over 35 different zip codes in greater Los Angeles. They will add faculty, staff and classrooms incrementally as they approach their target enrollment of 320.

Vistamar is located in the eastern-most section of El Segundo. The school is close to major freeway interchanges and is well serviced by public transportation, including a commuter rail station.

Both tuition and salaries are competitive with other Los Angeles - area independent schools. The school is fully accredited by the Western Association of Schools and Colleges, and holds institutional memberships in the National Association of Independent Schools, the California Association of Independent Schools, and the Council of International Schools.

The Project:

The proceeds of the Obligations will be used by the school to refinance the cost of acquiring, improving, renovating, remodeling, furnishing and equipping the school's educational facilities located at 737 Hawaii Street, El Segundo, California 90245 (the "Facilities"). The school will also use a portion of the proceeds of the Obligations to pay the costs of issuance in connection with the financing.

The City of El Segundo:

The City of El Segundo is a member of the Authority and held a TEFRA hearing on June 5, 2012. Upon closing, the City will receive approximately \$6,333 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Loan Proceeds:	\$ 9,500,000
Original Issue Discount	<u>(\$ 95,000)</u>
Total Sources:	\$ 9,405,000

Uses of Funds:

Refinance Acquisition of Property:	\$ 9,255,000
Costs of Issuance:	<u>\$ 150,000</u>
Total Uses:	\$ 9,405,000

Terms of Transaction:

Amount:	\$9,500,000
Maturity:	June 1, 2042
Rate:	Fixed
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Estimated Closing:	June 12, 2012

Public Benefit:

Independent schools strengthen communities by providing choices to families and strengthen education by modeling alternatives approaches, filling specialized niches, and raising expectations.

Vistamar School empowers students, preparing them to contribute and excel in higher education and in life, and commits to:

- A broad and balanced program that challenges and engages students, building their individual skills and inspiring a passion for learning.
- An intimate atmosphere that fosters initiative, responsibility, knowledge of self and connections to others.
- Diversity of thought and culture that encourages authentic exchange of perspectives, mutual respect and a mature understanding of the world.

In their studies, in their work, and in their communities, Vistamar students will embrace lives of learning, integrity, and purpose.

Finance Team:

Direct Purchase Bank:	First Republic Bank
Direct Purchase Counsel:	Kutak Rock LLP
Issuer Counsel:	Squire Sanders LLP
Borrower Counsel:	Law Offices of Elisabeth Eisner

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution authorizing the execution and delivery of a tax-exempt loan up to \$9,500,000 to refinance the cost of acquiring, improving, renovating, remodeling, furnishing and equipping educational facilities for Vistamar School, located in the City of El Segundo, Los Angeles County, California.



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## SAINT ANDREW'S EPISCOPAL SCHOOL SUMMARY AND RECOMMENDATIONS

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Applicant:	Saint Andrew's Episcopal School
Action:	Final Resolution
Amount:	\$11,000,000
Purpose:	Refunding the 2006 Bond Issued to Finance or Refinance the Acquisition, Construction and Improvement of Educational Facilities for Saint Andrew's Parish located in the City of Saratoga, Santa Clara County, California.
Activity:	Private School
Meeting:	June 8, 2012

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### Background:

Saint Andrew's Episcopal School is a coeducational, Pre-K through 8<sup>th</sup> Grade school. Saint Andrew's offers an advanced, comprehensive academic program plus enrichment in the areas of the studio and performing arts, physical education, foreign languages, technology, character development, religion and community service. Although affiliated with the Episcopal Church, Saint Andrew's welcomes students of all beliefs and includes teaching about all major faiths.

Founded by Saint Andrew's Episcopal Church in September 1961, the school opened with single sections of Kindergarten and First Grade, and then subsequent grades were added each year through 8<sup>th</sup> Grade. Today the school has 368 students from over 15 communities in the South Bay and Peninsula Area.

Saint Andrew's Episcopal School is accredited by the California Association of Independent Schools (CAIS) and the National Association for the Education of Young Children (NAEYC). The school is a member of the National Association of Independent Schools (NAIS) and National Association of Episcopal Schools (NAES).

The Project:

The CMFA will be refunding the Authority's 2006 Variable Rate Demand Revenue Bonds for the Saint Andrew's Episcopal School project. The funds were used by the Borrower to finance or refinance the acquisition and construction of capital improvements relating to the educational facilities of St. Andrew's School located at 13601 Saratoga Avenue, Saratoga, California 95070. The educational facilities are owned by Saint Andrew's Parish and operated by the School. Such financing includes, but is not limited to (a) construction of a gymnasium, performing arts and cafeteria facility to be approximately 18,000 square feet; (b) construction of a multi-purpose building to be approximately 2,200 square feet; (c) construction and improvement of the front parking lot and related infrastructure; (d) miscellaneous improvements, including an outdoor eating area, improvements to site drainage, enhancement of the outdoor gathering areas and landscaping; and (e) paying the costs of issuance.

The City of Saratoga:

The City of Saratoga is a member of the CMFA and held a TEFRA Hearing on June 6, 2012. Upon closing, the City will receive approximately \$6,333 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	<u>\$ 11,000,000</u>
Total Sources:	\$ 11,000,000

Uses of Funds:

Refunding 2006 Bonds:	\$ 10,750,000
Costs of Issuance:	<u>\$ 250,000</u>
Total Uses:	\$ 11,000,000

Terms of Transaction:

Amount:	\$11,000,000
Maturity:	July 2042
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Estimated Closing:	June 2012

Public Benefit:

Saint Andrew's Episcopal School is a coeducational, Pre-K through 8<sup>th</sup> Grade day school. Founded by Saint Andrew's Episcopal Church in September 1961, the school opened with single sections of Kindergarten and First Grade, then subsequent grades were added each year to Grade 8. Today the school has 368 students from over 15 communities in the South Bay and Peninsula

Area. Saint Andrew's Episcopal School is dedicated to life-long learning and superior instruction through academic, physical, spiritual, character-building and enrichment programs. Since its founding in 1961, Saint Andrew's Episcopal School has always accepted students solely on their ability and desire to achieve.

Finance Team:

Lender:	First Republic Bank
Bond Counsel:	Squire Sanders LLP
Lender Counsel:	Hawkins Delafield & Wood LLP
Issuer Counsel:	Squire Sanders LLP
Borrower Counsel:	Hopkins & Carley, ALC

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution authorizing the execution and delivery of a tax-exempt loan up to \$11,000,000 of tax-exempt bonds to finance or refinance the acquisition, construction and improvement of educational facilities for Saint Andrew's Parish, located in the City of Saratoga, Santa Clara County, California.





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## LOS ANGELES ORTHOPAEDIC HOSPITAL SUMMARY AND RECOMMENDATIONS

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Applicant:	Orthopaedic Hospital and Los Angeles Orthopaedic Hospital Foundation
Action:	Final Resolution
Amount:	\$42,000,000 (Not to exceed)
Purpose:	Authorizing the Issuance of a Refunding to Refinance the Acquisition, Construction, Improvement, Renovation and Equipping of Facilities for Located in the City of Los Angeles, Los Angeles County, California.
Activity:	Healthcare Care Services
Meeting:	June 8, 2012

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### Background:

The mission of the Orthopaedic Hospital (the "Institution") is to provide outstanding care for patients with musculoskeletal disorders, and, through the support of Los Angeles Orthopaedic Hospital Foundation (the "Foundation"), to provide care for children regardless of ability to pay and to advance care worldwide for all musculoskeletal patients through scientific research and medical education. The Foundation's Mission is to support the medical care, research and education activities of the Institution (together with the Foundation, collectively referred to as the "Corporations"). The Institution and the Foundation are both California nonprofit public benefit corporations, formed in 1923 and 1918 respectively.

The Corporations are situated in two buildings, consisting of an Outpatient Medical Center and the Lowman Center, on an approximately three-acre site south of downtown Los Angeles. In 2004, the Institution opened the Outpatient Medical Center, a 36,000 square-foot state-of-the-art outpatient facility on its Downtown Campus, designed to more efficiently meet the needs of children with crippling orthopaedic disorders. The Outpatient Medical Center is equipped with digital x-ray technology, which improves patient care while eliminating long waits in the clinic. The Lowman Center, an 110,000 square-foot facility, houses the Institution's hemophilia Treatment Center, Cleft Palate Program, Urgent Care Center, a medical library, basic science research facilities and the office of the Foundation.

The Project:

Proceeds will be used to provide for the current refunding of the Corporations' outstanding California Statewide Communities Development Authority Revenue Bonds (Los Angeles Orthopaedic Hospital Foundation and Orthopaedic Hospital) Series 2000 (the "2000 Bonds"), the proceeds of which were used to finance the acquisition, construction, design, development, improvement and equipping of a research facility and an outpatient health services center with related buildings, and fund working capital for the Corporations, a debt service reserve for the 2000 Bonds, capitalized interest and costs of issuance related thereto.

The City of Los Angeles:

The City of Los Angeles is a member of the CMFA and a new public hearing does not need to be held for this transaction. Per Section 4 of the Joint Powers Authority Agreement the Mayor's Office approved the project on June 1<sup>st</sup>. The City of Los Angeles is expected to receive approximately \$15,600 as part of CMFA's sharing of Issuance Fees.

Estimated Sources and Uses:

Sources of Funds:

Tax Exempt Bond Proceeds:	\$ 37,000,000
Total Sources:	\$ 37,000,000

Uses of Funds:

Refunding of 2000 Bonds:	\$ 36,709,668
Cost of Issuance:	\$ 290,332
Total Uses:	\$ 37,000,000

Terms of Transaction:

Amount:	\$42,000,000 (not to exceed)
Rate:	Fixed for initial 7 year period
Maturity:	June, 2026
Collateral:	Gross revenues and other personal property of the Corporation
Bond Purchasers:	JP Morgan Chase Bank, N.A.
Estimated Closing:	June, 2012

Public Benefit:

Los Angeles Orthopaedic Hospital provides a wide range of preventative and restorative health care services designed for children with musculoskeletal disorders. Los Angeles Orthopaedic Hospital Foundation actively conducts fundraising activities to support the clinic, education and research activities of the Orthopaedic Hospital. Los Angeles Orthopaedic Hospital is able to touch thousands of lives, with innovative programs and groundbreaking research that answers the

changing needs of the Greater Los Angeles community and the global medical community.

Finance Team:

Purchaser:	JP Morgan Chase Bank, N.A.
Bond Counsel:	Chapman & Cutler, LLP
Issuer's Counsel:	Squire Sander LLP
Borrower's Counsel:	Latham & Watkins LLP
Purchaser's Counsel:	Chapman & Cutler, LLP

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution of \$42,000,000 to refinance the acquisition, construction, improvement, renovation and equipping of facilities located in the City of Los Angeles, Los Angeles County, CA.



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## KEIRO NURSING HOME SUMMARY AND RECOMMENDATIONS

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Applicant:	Keiro Services, Inc., Keiro Nursing Home and Japanese Home for the Aged
Action:	Final Resolution
Amount:	\$4,000,000
Purpose:	Authorizing the Execution and Delivery of a Master Lease and Sublease and Refinancing Prior Bonds for Long Term Care Facilities for the Elderly, Located in the City of Los Angeles, Los Angeles County, California.
Activity:	Long Term Elderly Care Facility
Meeting:	June 8, 2012

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Background:

Keiro Services, Inc. (the "Corporation") is a California nonprofit public benefit corporation founded in 1961. Keiro's facilities and care is patient-centered and focused on valuing the elderly patients they serve. This means that patients are spoken to in their native language and cultural preferences are abided to. Caring staff members and community volunteers build relationships with residents and interact in a variety of life-enriching pursuits, including education and exercise programs to optimize wellness, outings, traditional Japanese arts and performances, and intergenerational programs. As an extension of family, Keiro partners with residents and their families to promote the highest quality of life.

Keiro Nursing Home provides compassionate, skilled nursing and rehabilitation care to its residents in a beautifully renovated and modern building. Keiro accommodates a broad range of service preferences and needs, including a supportive community for individuals with Alzheimer's disease and other cognitive losses, and a short stay neighborhood for residents who require more intense nursing care and rehabilitation after being hospitalized.

The Project:

The CMFA will be issuing Lease Obligations for the Kiero Services, Inc. and related entities. Proceeds will be used by the Borrower to enter into a Master Lease and Sublease Agreement and Refinancing the Supplement with Wells Fargo Equipment Finance Inc., as lessor, the Authority, as lessee, and the Corporation, Keiro Services and Japanese Home for the Aged, as sub lessees, The moneys will be provided for the current refunding of the outstanding \$8,665,000 California Health Facilities Financing Authority Insured Health Facility Refunding Revenue, 2004 Series A, the proceeds of which were used to refund certain certificates of participation delivered in 1994 through the California Statewide Communities Development. The proceeds of the 1994 Certificates were used to refund certain prior certificates of participation delivered in 1989 through the City of Los Angeles. The proceeds of the 1989 Certificates were used to finance (a) the acquisition of the Minami Keiro Home, located at 3619 North Mission Road, Los Angeles, California (since sold by the Corporation), and (b) the acquisition, construction, renovation, remodeling, equipping and other capital projects of the Corporation's skilled nursing facility located at 2221 Lincoln Park Avenue, Los Angeles, California, all owned and operated by the Corporation in connection with its provision of skilled nursing services; and (c) paying certain Bond issuance expenses.

The City of Los Angeles:

The City of Los Angeles is a member of the CMFA and a new public hearing does not need to be held for this transaction. Per Section 4 of the Joint Powers Authority Agreement the Mayor's Office approved the project on May 11<sup>th</sup>. The City of Los Angeles is expected to receive approximately \$2,500 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax Exempt Bond Proceeds:	\$	3,777,200
Equity from Keiro:	\$	<u>35,000</u>
Total Sources:	\$	3,812,200

Uses of Funds:

Redemption of 2004 Bonds:	\$	3,702,200
Cost of Issuance:	\$	<u>110,000</u>
Total Uses:	\$	3,812,200

Terms of Transaction:

Amount:	\$4,000,000
Rate:	Fixed
Maturity:	June 2018
Collateral:	Equipment
Bond Purchasers:	Wells Fargo Equipment Finance Inc.
Estimated Closing:	June 2012

Public Benefit:

Keiro's facilities will be able to continue to care for their patients by staff that is focused on the residents. The Keiro Nursing Home provides compassionate, skilled nursing and rehabilitation care to its residents in a beautifully renovated and modern building. Keiro accommodates a broad range of service preferences and needs, including a supportive community for individuals with Alzheimer's disease and other cognitive losses, and a short stay neighborhood for residents who require more intense nursing care and rehabilitation after being hospitalized.

Keiro employs 560 employees with plans to hire up to 40 more new employees in the next two years. This transaction will help to continue that care and reduce the fiscal burden from the debt that they are carrying with lower rates and better loan terms.

Finance Team:

Lender (Lessee):	Wells Fargo Equipment Finance, Inc. Wells Fargo Healthcare Financial Services
Bond Counsel:	Quint & Thimmig, LLP
Issuer Counsel:	Squire Sander LLP
Borrower's Counsel:	Wilson Law Group LP
Lender's Counsel:	Chapman & Cutler, LLP
Financial Advisor:	G.L. Hicks Financial, LLC

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution of \$4,000,000 for the refinancing of prior bonds for long term care facilities for the elderly located in the City of Los Angeles, Los Angeles County, CA.



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## SHELTER HILL APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant:	EAH, Inc.
Action:	Final Resolution
Amount:	\$18,280,030
Purpose:	Finance Affordable Housing Located in the City of Mill Valley, County of Marin, California
Activity:	Affordable Housing
Meeting:	June 8, 2012

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### Background<sup>2</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>2</sup> Source: <http://www.eahhousing.org>

The Project:

The Shelter Hill Apartments is an acquisition rehabilitation of an affordable multi-family housing community built in 1977. The project contains 75 units comprised of one, two, and three bedroom units. The acquisition rehabilitation project will consist of 65 units at 60% or below AMI, 9 units at market rate, and 1 manager unit. The project is located on a 7.15 acre site with three residential building clusters, one community space, one maintenance building, and common area laundry facilities.

The City of Mill Valley:

The City of Mill Valley is a member of the CMFA and held a TEFRA Hearing on September 6, 2011. Upon closing, the City will receive approximately \$11,425 as part of CMFA's sharing of Issuance Fees.

Project Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$18,280,030	\$ 9,059,000
Deferred Developer Fee:	\$ 0	\$ 317,460
LIH Tax Credit Equity:	\$ 85,356	\$ 8,536,498
Direct & Indirect Public Funds:	\$13,848,047	\$13,848,047
Other (costs deferred until perm):	<u>\$ 200,000</u>	<u>\$ 625,428</u>
Total Sources:	\$32,413,433	\$32,413,433

Uses of Funds:

Land Purchase:	\$17,432,090
On and Off Site Costs:	\$ 452,978
Rehabilitation:	\$ 4,901,661
Architect & Engineering:	\$ 530,486
Contractor Overhead & Profit:	\$ 475,781
Developer Fee:	\$ 2,116,399
Relocation:	\$ 1,205,357
Costs of Issuance:	\$ 655,756
Capitalized Interest:	\$ 1,274,228
Other Soft Costs (Marketing etc.):	<u>\$ 3,368,697</u>
Total Uses:	\$32,413,433

Terms of Transaction:

Amount:	\$18,280,030
Maturity:	30 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	June 2012.



Public Benefit:

The Shelter Hill Apartments will provide 65 affordable apartments for low-income and very low income households. San Jose's low-income community has a serious need for affordable housing. This project will help supply the area with affordable housing for another 55 years.

Percent of Restricted Rental Units in the Project: 88%

11% (8 units) restricted to 50% or less of area median income households; and

77% (57 units) restricted to 60% or less of area median income households.

Unit Mix: 1, 2 & 3 bedrooms

Term of Restrictions: 55 years

Finance Team:

Lender: Citibank NA

Bond Counsel: Jones Hall

Issuer Counsel: Squire Sander LLP

Lender Counsel: Paul Hastings, LLP & Eichner & Norris, PLLC

Borrower Counsel: Bocarsly, Emden, Cowan, Esmail Parker & Arndt LLP

Borrower Consultant: California Housing Partnership Corporation

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$18,280,030 for the Shelter Hill affordable housing facility located in the City of Mill Valley, County of Marin, California.



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## VISTA TERRACE APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant: North County Solutions for Change, Inc.

Action: Final Resolution

Amount: \$10,100,000

Purpose: Finance the Acquisition/ Rehabilitation of Affordable Housing Apartments in the City of Vista, County of San Diego, California

Activity: Affordable Housing

Meeting: June 8, 2011

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**Background:**

North County Solutions for Change was founded in 1999 by social entrepreneurs Chris and Tammy Megison because they didn't think it was right for babies to be sleeping on the floor of an emergency winter shelter. Prior to starting up Solutions for Change, the Megisons' developed and directed work and housing programs that helped thousands of homeless men get jobs, pay rent and earn their way back into society through an intense boot camp style program. From their original 300 square foot office in downtown Vista, they began casting a vision around solving family homelessness. The vision was different in that it did not include more shelter beds, feeding programs or traditional human services, but rather an audacious plan to create access to permanent solutions using a hybrid model that the couple developed. All the parents being helped would work, pay rent, attend onsite workshops and classes and be engaged in a dynamic coaching system. The model, now known as the Solutions University, blends affordable housing, educational opportunities, employment training and health related solutions all within one cohesive strategic partnership.

Chelsea Investment Corporation is consulting and lending its resources and expertise to North County Solutions for Change. Chelsea Investment Corporation ("Chelsea") is a real estate company focused on the financing and development of affordable housing. Chelsea provides financial consulting, development, asset management and property management services, as well as legal and non-profit experience to its development and investment partners and clients.

The Project:

The Vista Terrace Apartments is an acquisition rehabilitation of an affordable multi-family housing community. The project will consist of 47 units with 1 manager unit, 40 units at 50% AMI, and 6 units at 60% AMI. The target tenant population is homeless and disabled families. This acquisition/ rehabilitation project will include new kitchens, bathrooms, roofs, paint, and flooring. Site amenities include close proximity to public transit and groceries.

The City of Vista:

The City of Vista is a member of the CMFA and held a TEFRA hearing on January 24, 2012. Upon closing, the City is expected to receive approximately \$6,312 as part of CMFA's sharing of Issuance Fees.

Project Financing:

Sources of Funds:	Construction	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$10,072,911	\$ 3,416,000
Deferred Developer Fee:	\$ 0	\$ 416,535
LIH Tax Credit Equity:	\$ 648,359	\$ 3,241,795
Direct & Indirect Public Funds	<u>\$ 640,000</u>	<u>\$ 5,200,000</u>
Total Sources:	\$11,361,270	\$12,274,330

Uses of Funds:

Building Acquisition:	\$ 5,815,000
Rehabilitation:	\$ 2,203,345
Relocation:	\$ 475,000
Architectural:	\$ 56,000
Survey & Engineering:	\$ 14,000
Contingency:	\$ 420,929
Construction Period Expenses:	\$ 886,707
Permanent Financing Expense:	\$ 93,620
Legal Fees:	\$ 257,500
Capitalized Reserve:	\$ 635,900
Reports & Studies:	\$ 31,000
Other:	\$ 185,329
Developer Fee:	<u>\$ 1,200,000</u>
Total Uses:	\$12,274,330

Terms of Transaction:

Amount:	\$10,100,000
Maturity:	17 years.
Collateral:	Deed of Trust.
Bond Purchasers:	Private Placement.
Estimated Closing:	June 2012

Public Benefit:

The Vista Terrace Apartments will provide 46 affordable apartments for low-income households with incomes at or below the area median income. The City of Vista's low-income community has a need for 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%  
87% (40 Units) restricted to 50% or less of area median income households; and  
13% (6 Units) restricted to 60% or less of area median income households;  
Unit Mix: 2 & 3 bedrooms  
Term of Restriction: 55 years

Finance Team:

Lender:	JP Morgan Chase
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Lender Counsel:	Paul Hastings Janofsky & Walker LLP
Issuer Counsel:	Squire Sanders LLP
Borrower Counsel:	Peterson & Price
Consultant:	Chelsea Investment Corporation

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution in the amount of \$10,100,000 of tax-exempt private activity bonds to finance a multi-family affordable housing project in the City of Vista, San Diego County, California.



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## **EBALDC BOND 2012, LLC SUMMARY AND RECOMMENDATIONS**

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**Applicant:** East Bay Asian Local Development Corporation

**Action:** Final Resolution

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

**Purpose:** Finance Acquisition and Rehabilitation of Three Affordable Multi-Family Rental Housing Facilities and Two Office Facilities Located in the City of Oakland, Alameda County, California.

**Activity:** Affordable Housing and Office Facilities

**Meeting:** June 8, 2012

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Background:

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

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

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

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

### The Project:

The EBALDC, wishes to finance the acquisition and rehabilitation of three different multifamily rental housing facilities and two office facilities, each to be owned by the Borrower and to be used in furtherance of the exempt purposes.

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

#### **Frank G. Mar Apartments:**

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

#### **Madison Park Apartments:**

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

#### **Slim Jenkins Apartments:**

The Slim Jenkins Apartments is an acquisition and rehabilitation affordable multi-family housing development which consists of 27 units in the City of Oakland. This project will target families for most units, but there will be single individuals occupying some of the units. 27 units will be restricted to those earning at or below 50% of AMI. The properties will include units with amenities including energy efficient appliances, blinds, carpeting, garbage disposal, heating, air conditioning, storage closet, balcony/patio and garaged parking.

#### **2501 International Boulevard**

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

#### **1825 San Pablo Avenue**

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

### The City of Oakland:

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

Proposed Financing:

**Frank G. Mar Apartments:**

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

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

**Madison Park Apartments:**

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

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

**Slim Jenkins Apartments:**

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

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

**2501 International Boulevard:**

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

## Uses of Funds:

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

**1825 San Pablo Avenue:**

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

## Uses of Funds:

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

Terms of Transaction:

Amount:	\$12,000,000
Maturity:	30 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	June 2012

Public Benefit:

A total of 230 residents will continue to enjoy high quality affordable housing in the City of Oakland. Services at the complex's will include on-site parking as well as some garage parking, laundry facilities, air conditioning, and children's play areas and an on-site Learning Program. Some locations are also adjacent to the BART stations.

**Frank G. Mar Apartments:**

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



**Madison Park Apartments:**

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

**Slim Jenkins Apartments:**

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

Finance Team:

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

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$12,000,000 for the EBALDC Apartment Portfolio affordable housing projects and office facilities located in the City of Oakland, Alameda County, California.



# 2012 CMFA/ CFSC/ CFPF Regular Meeting Schedule

Meetings will begin at 12:00 pm at 555 S. Flower Street, 31st Floor, Los Angeles, CA 90071  
and 2130 E. 4th Street, Santa Ana, CA 92705 unless otherwise noted with an \*.

January '12						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February '12						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
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October '12						
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November '12						
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December '12						
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23	24	25	26	27	28	29

CMFA Meetings
  Holidays

\* Please refer to posted agenda for correct time and addresses of meeting.

May 30, 2012

**VIA E-MAIL/NO HARD COPY TO FOLLOW**

California Municipal Finance Authority  
2111 Palomar Airport Road, Suite 320  
Carlsbad, CA 92011  
Attn: John Stoecker

B.C. Ziegler and Company  
110 East Main Street  
New Albany, OH 43054  
Attn: Michael F. Braun

Dear Messrs. Stoecker and Mr. Braun:

Please be advised that this firm has expects to be selected to serve as bond counsel to the California Municipal Finance Authority, which has previously represented each of the Authority and B.C. Ziegler Company ("Ziegler") in certain separate matters unrelated to the Transactions, and are currently representing Ziegler in a proposed bond issue for which the Authority is serving as issuer.

We believe that our representation of the Authority in the Transactions would create or have the appearance of a conflict of interest because we would be representing a client, the Authority, whose interests differ from those of one or more other clients, Ziegler. The Ohio Rules of Professional Conduct require us to avoid even an appearance of a conflict of interest in situations like this; therefore, we are seeking a consent from the Authority and Ziegler, so that we may represent the Authority in the Transactions. Please note that the lawyers at our firm who will represent the Authority in the Transactions are the same lawyers who represent Ziegler in their respective matters.

The firm shall not represent any of you in any litigation action related to the Transactions. We may even have to withdraw as counsel for any of you on other matters. In addition, we will not (a) use any information gained in our firm's current or prior representation of either the Authority or Ziegler to the detriment of the other or any of its affiliates, or (b) represent or advise the Authority or Ziegler with respect to (i) any dispute, claim or litigation against the other or any of its affiliates, or (ii) any proceeding which either the Authority or Ziegler has an adverse interest to the other party or any of its affiliates.

We have discussed the implications of these consents with each of you. In deciding whether or not to consent, you should consider how our proposed representation of the Authority in the Transactions as described above could or might affect you. For example, clients who are asked to waive or consent to conflicts typically should consider whether there is any material risk that our firm would be less zealous or eager on their behalf due

to the conflict. Similarly, clients should consider whether there is any material risk that their confidential information could be used adversely to them due to the conflict. In the present case, we do not believe that there is a material risk of either type because of the unrelated nature of our work for the Authority and Ziegler. Nevertheless, these are issues that each of the Authority and Ziegler should consider.

As we discussed, if, at any time, we believe that our knowledge of either the Authority's or Ziegler's confidential information would be used against the other, we may not be able to continue to represent one or both of the Authority or Ziegler in the Transactions or, possibly, in other matters. In such case, both the Authority and Ziegler could suffer delay and incur the expense of retaining new counsel.

In view of these risks, the Authority may wish to consider engaging other counsel, and Ziegler may wish to consider withholding its consent.

This letter confirms our understanding that, notwithstanding the above, neither the Authority nor Ziegler objects to our representation of the Authority in the Transactions. The Authority and Ziegler consent to our representing the Authority in the Transactions and waive (i) any conflict of interest and (ii) any breach of fiduciary or any other attorney-client duty, as it relates to Ziegler being a client of ours while we are representing the Authority in the Transactions. To the best of our ability, we will continue to provide each of you competent and diligent representation in all of the matters in which we represent you.

We advise each of you to seek independent legal counsel before signing this letter. By signing this letter, you acknowledge that you were advised to seek independent legal counsel and that you have had sufficient time to do so.

By signing this letter, you each also acknowledge that you were given adequate information and explanation of: (i) the relevant circumstances regarding our proposed representation of the Authority in the Transactions, (ii) the material and reasonably foreseeable ways that the described conflict of interest could adversely affect the respective interests of the Authority and Ziegler, and (iii) the reasonably available alternatives to our proposed representation of the Authority in the Transactions, that such information was adequate, that you have had an opportunity to ask further questions of us, and that you have availed yourself of such opportunity to your full satisfaction.

The Authority agrees that we may continue to represent or may undertake in the future to represent existing or new clients (including but not limited to Ziegler) in other matters, including matters involving bond transactions involving the Authority as issuer, even if the interests of such clients in those other matters are directly adverse to the Authority's interests. We agree, however, that the Authority's prospective consent to conflicting representation contained in the preceding sentence shall not apply in any instance where, as a result of our representation of the Authority, we have obtained proprietary or other confidential information of a non-public nature, that, if known to such other client, could be used in any such other matter by such client to the Authority's material disadvantage.

In similar engagement agreements with a number of our other clients, we have asked for similar agreements to preserve our ability to represent the Authority.

Please print out, sign and date this copy of this letter confirming the foregoing and return it to us via e-mail at your earliest convenience.

If you have any questions concerning your understanding of this letter, please let us know.

Very truly yours,

**ICE MILLER LLP**

Michael J. Melliere

The foregoing is hereby approved:

**CALIFORNIA MUNICIPAL FINANCE  
AUTHORITY**

**B.C. ZIEGLER AND COMPANY**

By: \_\_\_\_\_

By: \_\_\_\_\_  
Michael F. Braun, Director




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

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A Community of Friends -	\$ 10,000	Chabad of California -	\$ 10,000
A Place Called Home -	\$ 20,000	Chapman College AmVet's Legal Clinic -	\$ 15,000
A Safe Place -	\$ 20,000	Charles Drew University -	\$ 20,000
ADONAI -	\$ 20,000	Child Net -	\$ 30,000
Alameda County -	\$ 8,503	Children's Day School -	\$ 6,333
All Peoples Christian Center -	\$ 10,000	Children's Institute -	\$ 10,000
Alpha House -	\$ 10,000	Chinatown Service Center -	\$ 5,000
America Cares Foster Family Agency -	\$ 10,000	City of Commerce Scholarship Program -	\$ 6,250
America River Grange -	\$ 1,251	Clearwater Residential -	\$ 7,500
Anaheim Community Foundation -	\$ 3,198	Clinicas de Salud del Pueblo, Inc. -	\$ 15,000
Anaheim Interfaith Shelter -	\$ 15,000	Coalition for Responsible Comm. Dev. -	\$ 15,000
Angel Flight Shelter -	\$ 30,000	Coastside Hope -	\$ 15,000
Arts Orange County -	\$ 10,000	Comfort for Kids / Hospice of the East Bay -	\$ 20,000
Asian Pacific Community Fund -	\$ 15,000	Community Catalysts of California -	\$ 10,000
Asian Pacific Dispute & Resolution Center -	\$ 5,000	Community Gate Path -	\$ 12,796
Asian Pacific Women's Center -	\$ 17,000	Concept 7 -	\$ 10,000
Asian Women's Shelter -	\$ 10,000	Contra Costa Food Bank -	\$ 13,707
Bay Area Outreach & Recreation Program -	\$ 15,000	Courage To Be You -	\$ 25,000
Barrio Logan College Institute	\$ 25,000	Courageous Connections -	\$ 10,000
Bayfront Youth -	\$ 10,000	Court Appointed Special Advocates of OC -	\$ 10,000
Bill Wilson Center -	\$ 20,000	Dana Point 5th Marine Regiment Group -	\$ 5,000
Borrego Community Health Foundation -	\$ 5,000	Daniel Hernandez Youth -	\$ 20,000
Boys & Girls Club of Coachella -	\$ 20,000	Desert AIDS Project -	\$ 20,000
Boys & Girls Club of Redlands -	\$ 10,000	Desert ARC -	\$ 25,000
Boys & Girls Club of San Francisco -	\$ 15,000	Desert Cancer Foundation -	\$ 20,000
Boys & Girls Club of South Coast Area -	\$ 10,000	Desert Samaritans -	\$ 10,000
Bridge Housing -	\$ 15,578	Doors to Hope -	\$ 10,000
Building Blocks for Kids -	\$ 15,000	East Bay Children's Theater -	\$ 15,000
Cabrillo Economic Development Corporation -	\$ 15,000	East Bay Zoological Society -	\$ 5,127
California Family Life Center -	\$ 10,000	Eden Youth and Family Center -	\$ 2,778
California Youth Connection -	\$ 25,000	Eggelston Youth Center -	\$ 10,000
Cameron House -	\$ 25,000	Eisenhower Medical Center	\$ 23,445
Camp Harmony -	\$ 20,000	Elevate Your Game -	\$ 20,000
Cancer Angeles of San Diego -	\$ 30,000	Elmhurst Food Pantry -	\$ 2,778
Canyon Acres Children & Family Services -	\$ 10,000	EPIC -	\$ 5,000
Casa Cornelia Law Center -	\$ 10,000	Esalen -	\$ 10,000
Casa Romantica -	\$ 5,000	Family Crossroads -	\$ 15,000
Center for Land Based Learning -	\$ 10,000	Festival of Arts -	\$ 10,000
Center for the Pacific Asian Family -	\$ 1,000	Fish Food Bank -	\$ 10,000
Center of Domestic Peace -	\$ 15,000	Fisher House -	\$ 35,000

**Total Donations 2004 - 2012:    \$3,730,891**




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

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Food Bank of Contra Costa & Solano County -	\$ 15,000	John Glen High School -	\$ 10,000
Food Bank of Monterey County -	\$ 10,000	John Tracy Clinic -	\$ 10,000
Food in Need of Distribution -	\$ 10,000	Joy Center -	\$ 40,000
Foundation at Fairplex (Big Yellow Bus) -	\$ 10,000	Kennedy Commission -	\$ 5,000
Foundation for CSU San Bernardino -	\$ 8,521	Kern Bridges Youth Homes -	\$ 10,000
Foundation for Children's Dental Health -	\$ 3,061	Kern River Valley Senior Citizens -	\$ 10,000
Freedom Station -	\$ 15,000	Kettleman City Foundation -	\$ 4,253
Fresno County Economic Development Corp -	\$ 130	Kids for the Bay -	\$ 10,000
Friends of Tulare County -	\$ 7,188	Kids Konnected -	\$ 10,000
Deaf Seniors Foundation -	\$ 5,000	Kids Turn -	\$ 10,000
Furnishing Hope of Orange County -	\$ 25,000	Kidsworks -	\$ 20,000
Gary Center -	\$ 20,000	Korean Health Edu Info & Resources Center -	\$ 20,000
Gathering Inn -	\$ 10,000	Koreatown Youth & Community Center -	\$ 5,000
George Mark House -	\$ 30,000	Laborers of the Harvest -	\$ 9,000
Get on the Bus -	\$ 10,000	Laura's House -	\$ 20,000
Girl Scouts of Northern California -	\$ 10,000	Lazarus Project -	\$ 15,000
Good Sheppard -	\$ 20,000	Leukemia Lymphoma Society -	\$ 35,000
Grace Land -	\$ 20,000	Liberty Hill -	\$ 25,000
Great Northern Corporation -	\$ 5,000	LifeSTEPS -	\$ 15,000
Greater Stockton Foundation -	\$ 796	Lincoln Child Center -	\$ 10,000
Guardian Scholars -	\$ 20,000	Lodi House -	\$ 10,000
Harbor House -	\$ 10,000	Long Beach Museum of Art -	\$ 30,000
Harold Pump Foundation -	\$ 25,000	Los Angeles Arts High Foundation -	\$ 15,000
Healthy Neighborhoods Venture Fund -	\$ 27,712	Los Angeles Food Bank -	\$ 5,000
High Sierra Resource Conservation & Developm	\$ 25,000	Los Angeles Police Memorial Foundation -	\$ 15,000
Hispanic Chamber of Commerce Edu. Fund -	\$ 10,000	Los Angeles Regional Food Bank -	\$ 10,885
HOMES -	\$ 10,000	Maitri -	\$ 25,000
Homefront San Diego -	\$ 10,000	Make A Wish Foundation of LA -	\$ 30,000
Hope Through Housing Foundation -	\$ 10,000	Manzanita Services	\$ 5,000
Hope University -	\$ 25,000	Mar Vista Family Center -	\$ 10,000
Housing California -	\$ 20,000	Marjorie Mason Center -	\$ 15,000
ICEC Kids -	\$ 15,000	Martha's Village and Kitchen -	\$ 15,000
Illumination Foundation -	\$ 15,000	Mary Graham Children's Shelter Foundation -	\$ 2,589
Imagine LA -	\$ 2,500	Meals on Wheels -	\$ 2,500
Industry Sheriffs Station YAL -	\$ 6,250	Micke Grove Zoological Society -	\$ 2,589
Inspire Life Skills Training, Inc. -	\$ 3,750	Moral Values Program -	\$ 25,000
Iraq Star -	\$ 20,000	Moss Beach Homes -	\$ 10,000
IV Parks -	\$ 3,570	Muzeo Foundation -	\$ 6,889
Jai Lao -	\$ 10,000	National CORE -	\$ 7,937
Jenesse Center -	\$ 15,000	Napethian Homes -	\$ 10,000

**Total Donations 2004 - 2012: \$3,730,891**



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

Naval Special Warfare Family Foundation -	\$ 20,000	San Francisco Food Bank -	\$ 10,000
Navy League of the U.S. San Diego Council -	\$ 65,000	San Lorenzo Help Center -	\$ 2,779
Navy Seal Foundation -	\$ 30,000	San Pasqual Academy -	\$ 20,857
New Day for Children -	\$ 30,000	Search to Involve Pilipino Americans -	\$ 5,000
New Image Emergency Shelter for Homeless -	\$ 15,000	Senior Nutrition Services -	\$ 15,000
Niroga -	\$ 15,000	Serene Haven -	\$ 25,000
North Peninsula Food Pantry -	\$ 9,453	SF Made -	\$ 5,000
Nor Cal Vet Cemetery Endowment Fund -	\$ 1,913	Shelter From the Storm -	\$ 10,000
Oak Grove -	\$ 10,000	Sierra Child & Family Services -	\$ 10,000
Oak View Park & Resource Center -	\$ 945	Sky High Training -	\$ 15,000
Olive Crest -	\$ 35,000	Society for the Blind	\$ 15,000
Olive Crest Academy -	\$ 20,000	Solano Community Foundation -	\$ 5,432
Olive Crest Scholarship Fund -	\$ 20,000	Solano Economic Development Corporation -	\$ 4,953
Opera Noir -	\$ 10,000	Someone Cares Soup Kitchen -	\$ 10,000
Operation Gratitude -	\$ 20,000	Sonrisas Community Dental Center -	\$ 35,000
Operation Homefront -	\$ 20,000	Sound Body Sound Mind -	\$ 10,000
Operation Mend -	\$ 75,000	South Asian Network -	\$ 2,000
Operation Safehouse -	\$ 30,000	South Bay Children's Health Center -	\$ 70,000
Oscar De La Hoya Foundation -	\$ 10,000	South Bay Youth -	\$ 12,437
Pacific American Volunteer Association -	\$ 20,000	Southeast Asian Community Alliance -	\$ 5,000
Pacific Institute -	\$ 1,866	Southern California Indian Center -	\$ 10,000
Pasadena Senior Center	\$ 15,000	SOVA -	\$ 25,000
People Who Care -	\$ 5,000	SPARK -	\$ 40,000
Permission to Dream -	\$ 10,000	SPUR -	\$ 4,623
Picture Me Happy -	\$ 5,000	St. Barnabas Senior Services -	\$ 15,000
Pilipino Workers Center -	\$ 5,000	St. Johns Child & Family Development Center -	\$ 23,000
Poverello House -	\$ 3,063	St. Joseph's -	\$ 10,000
Rainbow Family -	\$ 50,000	Stable Hands -	\$ 12,500
Ramona Animal Shelter -	\$ 2,344	Stand Down 08 -	\$ 10,000
Restart Center -	\$ 10,000	Stanislaus Foundation -	\$ 5,063
Retirement Housing Foundation -	\$ 15,000	Stanton Little League -	\$ 5,000
Richard Prado Senior Center -	\$ 10,000	Step Up on Second -	\$ 10,000
Rob Dyrdek Foundation -	\$ 25,000	Susan G Komen Cure Foundation -	\$ 10,736
Rose Center Theater -	\$ 10,000	Swords into Plowshares -	\$ 30,000
Rosemary Children -	\$ 10,000	Teen Project -	\$ 15,000
ROWW -	\$ 5,000	Tender Loving Canines -	\$ 20,000
Rural Communities Housing Dvlpmnt Corp -	\$ 15,000	Thai Community Development Center -	\$ 10,000
Rural Community Assistance Corporation -	\$ 15,000	Ties for Adoption (Regents of UofC) -	\$ 18,500
Sabin Children -	\$ 15,000	Torrance Cultural Arts Center Foundation -	\$ 15,626
Sacramento Child Advocates -	\$ 15,000	Tri-County Independent Living -	\$ 10,000

**Total Donations 2004 - 2012: \$3,730,891**





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

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UC Riverside Pathways to Success -	\$ 20,000
UCLA Entrepreneurship Boot Camp -	\$ 20,000
UCLA Medical Student's Scholarship Fund -	\$ 10,000
Unicorn Garden -	\$ 10,000
Union of Pan Asian Communities -	\$ 10,000
United Way of Central County -	\$ 2,344
United Way of Kern County Literacy Program -	\$ 9,000
United Way of San Joaquin -	\$ 1,678
Unity Counsel -	\$ 5,000
USO Northern California -	\$ 5,000
VCA Charities -	\$ 5,000
Venice Community Housing -	\$ 10,000
Vernon Rotary Club -	\$ 6,250
Vista Del Mar -	\$ 20,000
Volunteer Center of Orange County -	\$ 20,000
WEAVE -	\$ 10,000
West Marin Senior Services -	\$ 10,000
West Side Children's Center -	\$ 35,500
Wise and Healthy Aging -	\$ 15,000
Women's Center of San Joaquin County -	\$ 10,000
Woman Haven -	\$ 10,000
Wonder Inc. -	\$ 10,000
YMCA San Diego Armed Services -	\$ 10,000
YMCA San Francisco -	\$ 5,666
YMCA Youth & Community Outreach -	\$ 5,000
YMCA Montebello (Dinner at the Cannon)-	\$ 10,000

**Total Donations 2004 - 2012:    \$3,730,891**

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## CHARITABLE GRANT RECOMMENDATION

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

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

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## **CHARITABLE GRANT RECOMMENDATION**

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

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

Beauty Bus accomplishes our mission through:

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

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

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

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## CHARITABLE GRANT RECOMMENDATION

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

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

Purpose: Provides Help to Families that are Homeless.

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

Revenue: \$3,300,000

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

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

**FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

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

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## CHARITABLE GRANT RECOMMENDATION

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

Location: 1469 Park Avenue, San Jose, CA 95126

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

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

Revenue: \$598,720

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

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

### **FISCAL IMPACT:**

Donations will help provide support to fighting lung disease.



**BOARD OF DIRECTORS:**

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

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## CHARITABLE GRANT RECOMMENDATION

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

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### **MISSION/VISION:**

*To Improve and Maintain California State Parks*

### **BACKGROUND:**

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

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

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

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

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

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## CHARITABLE GRANT RECOMMENDATION

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

Location:                   5500 University Parkway, San Bernardino, CA92407

Purpose:                      To Provide Educational Opportunities

Website:                   [www.csubfoundation.csusb.edu](http://www.csubfoundation.csusb.edu)

Revenue:                    \$

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### **MISSION/VISION:**

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

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

### **BACKGROUND:**

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

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

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

**FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

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

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

Purpose: To Provide Educational Opportunities

Website: [www.go2care.org](http://www.go2care.org)

Revenue: \$ 298,552

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

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

### **FISCAL IMPACT:**

Donations will help provide support to programs that are offered.

**BOARD OF DIRECTORS:**

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

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## CHARITABLE GRANT RECOMMENDATION

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

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

Lisa Cleri Reale  
William Choi  
Steve Meier  
Deidre Lind  
James De Bree  
Andrea Capachietti  
Janet Clayton  
Eladio Correa  
Gary Erickson  
Irwin Jaeger  
Ann Reiss Lane  
Steven Nissen  
Perry Parks  
Joy Picus  
Jack Shakely

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## CHARITABLE GRANT RECOMMENDATION

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

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### **MISSION/VISION:**

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

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

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

### **BACKGROUND:**

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

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

**FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

Denis Burgher  
Neelam Sharma  
Katie Peterson  
B. Kwaku Duren  
Genethia Hudley-Hayes  
Anjali Nath

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient:                   **DANGERFIELD INSTITUTE OF URBAN PROBLEMS (6/8/12)**

Location:                   4738 11<sup>TH</sup> Ave, Los Angeles, CA 90043

Purpose:                        Infant Foster Care

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

Revenue:                    \$2,151,171

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### **MISSION/VISION:**

*The Mission of the Dangerfield Institute of Urban Problems is to promote family reunification thereby saving two generation; “mother and child” and also break the cycle of abuse.*

*Dangerfield Institute of Urban Problems has two goals:*

*The first goal is to enable all children to reach their maximum emotional, social, educational and developmental potential through the provision of comprehensive interdisciplinary child development assessment approach. This evaluation helps determine the child treatment plan*

*The second, we put in place the necessary tools to empower families through positive parent/ professional role models and provide extensive counseling, therapy and parenting education.*

### **BACKGROUND:**

The Dangerfield Institute of Urban Problems Foster Family Agency was formed in October 1994 out of the need for qualified foster parents to provide safe, caring and nurturing environments to children waiting for placement.

### **FISCAL IMPACT:**

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



**BOARD OF DIRECTORS:**

Forthcoming

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## CHARITABLE GRANT RECOMMENDATION

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

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

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

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

Mark Harryman

Robert Lambert

Teri Hoops

Susan Holt

Hedy Kirsh

Jay Steinman

Greg Phillips

Ryan Warne-McGraw

Steven Wilson

Allen Goh

Suzanne Tague

Robert King

Roger Grable

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## **CHARITABLE GRANT RECOMMENDATION**

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

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

Erica McCray  
Kent Shingles  
Janice Jensen  
Jacob Write  
Joseph Kamp

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## CHARITABLE GRANT RECOMMENDATION

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

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### **MISSION/VISION:**

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

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

### **BACKGROUND:**

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

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

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

**FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

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

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## CHARITABLE GRANT RECOMMENDATION

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

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

### **FISCAL IMPACT:**

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



**BOARD OF DIRECTORS:**

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

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## **CHARITABLE GRANT RECOMMENDATION**

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

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

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

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

Revenue:               \$1,288,000

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

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

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## **CHARITABLE GRANT RECOMMENDATION**

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

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

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

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## **CHARITABLE GRANT RECOMMENDATION**

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

Location: 2150 Post Street, San Francisco, CA 94115

Purpose: To Strengthen Individuals, Families and Community

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

Revenue: \$776,752

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

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

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

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

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## CHARITABLE GRANT RECOMMENDATION

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

Location: 3727 w 6<sup>TH</sup> Street, Suite 210, Los Angeles, CA 90020

Purpose: Provides Health Care and Health Education Services.

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

Revenue: \$3,634,000

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

### **FISCAL IMPACT:**

Donations will help fund on-going programs and services.



**BOARD OF DIRECTORS:**

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

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## **CHARITABLE GRANT RECOMMENDATION**

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

Location:                    5523 34<sup>th</sup> Street, Sacramento, CA 95820

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

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

Revenue:                     \$3,103,093

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

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

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

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

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## CHARITABLE GRANT RECOMMENDATION

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Recipient:                   **MARSOC FOUNDATION** (4/27/12)

Location:                   PO Box 2018, Temecula, CA 92593

Purpose:                      Supports MARSOC and their Families

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

Revenue:                   New Organization

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

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

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

**FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

Brian Fuller  
Brad Baxter  
David Morgan  
Paul McConnell

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## CHARITABLE GRANT RECOMMENDATION

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

Location: 333 Laws Avenue, Ukiah, CA 95482

Purpose: Providing quality health care in Lake and Mendocino Counties

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

Revenue: \$ 19,625,976

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

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

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

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

John Pavoni  
Robert O'Connell  
Barbara Newell  
Carlos Frausto  
Bill Mergener, MPH  
Anne Venio Caviglia

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## CHARITABLE GRANT RECOMMENDATION

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

Location:                   221 Fig Avenue, Brea, CA 92821

Purpose:                      To Provide Recreational Sports to the Developmentally Challenged

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

Revenue:                   \$86,815

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

#### **MLNOC Players:**

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

#### **MLNOC Volunteers & Coaches:**

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

#### **MLNOC Families:**

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



**FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

Steel Morris  
Deborah Morris  
Scott Clarkson

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: **OAK GROVE INSTITUTE FOUNDATION** (6/8/12) previously donated  
(4/18/09)

Location: 24275 Jefferson Ave. Murrieta, CA 92562

Purpose: To provide at-risk children an opportunity of support and education

Website: [www.oak-grove.org](http://www.oak-grove.org)

Revenue: \$13,401,063

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### **MISSION/VISION:**

*The mission of Oak Grove... to rebuild the lives of at-risk children and their families through education, healing, restoring relationships, building character and instilling hope.*

### **BACKGROUND:**

Oak Grove is a nonprofit 24-hour residential and educational treatment center that serves 76 children who live on campus and an additional 80-90 day students who attend their nonpublic school day program. Oak Grove is located in Murrieta, Southwest Riverside County. Oak Grove also operates a second campus in Perris, Oak Grove at the Ranch, serving an additional 50 students. Children and youth are admitted with a variety of psychological, social, emotional, behavioral, medical and neurological problems with concurrent behavioral difficulties, school problems, family dysfunction and alcohol or substance abuse. Many of the children have suffered physical and/or sexual abuse, other traumas or experienced many other social, emotional or behavioral challenges.

They are licensed as a level 12 group home and have the additional distinction of being accredited by the Joint Commission on Accreditation of Healthcare Organizations (JCAHO), as well as the non-public school on grounds having accreditation by the Western Association of Schools and Colleges (WASC).

Oak Grove works with children and adolescents whose needs and problems can be quite complex. One of our greatest assets lies in the sophistication and experience level of a team of clinicians comprised of psychiatrists and licensed independent practitioners (MFT, LCSW, Psy. D), as well as their nursing staff, behavior intervention specialists, teachers, milieu and activities staff that together make up the Treatment Team.

### **FISCAL IMPACT:**

Donations go towards sponsor a specific event, matching employee contributions or to the general fund.

**BOARD OF DIRECTORS:**

Barry Soper  
Katherine Bailey  
Johanna Roberts  
Bernardo Bramante  
Alyson Drago  
Ginger Larson  
Sonya Linden  
Jonathan Martin  
Kevin McGuire  
Theodore Montgomery  
Greg Pollock  
Marty Shea

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## **CHARITABLE GRANT RECOMMENDATION**

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

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

Purpose:                      To Provide Programs to Those Living in Affordable Housing

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

Revenue:                   \$6,066,862

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

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

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

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

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

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## CHARITABLE GRANT RECOMMENDATION

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Recipient:                **QUEEN OF HEARTS (6/8/12)**

Location:                6405 Dana Avenue, Jurupa Valley, CA 91752

Purpose:                    To provide human services to the developmentally disabled.

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

Revenue:                New Entity

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

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

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

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

To Be Formed

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## CHARITABLE GRANT RECOMMENDATION

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

Location:                PO Box 714, Coachella, CA 92236

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

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

Revenue:                 New Entity

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

### **FISCAL IMPACT:**

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



**BOARD OF DIRECTORS:**

Forthcoming

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## **CHARITABLE GRANT RECOMMENDATION**

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

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

Purpose: Supports Child Care

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

Revenue: \$7,829,590

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

### **FISCAL IMPACT:**

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

## **BOARD OF DIRECTORS:**

### Officers

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

### Members

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

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## **CHARITABLE GRANT RECOMMENDATION**

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

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### **MISSION/VISION:**

*Serving to Empower the Homeless People of El Dorado County.*

### **BACKGROUND:**

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

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

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

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

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

Ane Deister,

Lynn Picco, Secretary

Craig Klatt, Board Member

Beth Southorn, Programs, Board Member

Tara Turrentine, Board Member

Jane Layton, Board Member

Natalie Miller, Board Member

Jennifer Sands, Board Member