



CITY OF ALAMEDA SUMMARY AND RECOMMENDATIONS

Applicant: City of Alameda

Action: Approve JPA Creation

Amount: \$12,000,000

Purpose: To Create a New JPA creating the City of Alameda Financing Authority

Activity: Creating JPA

Meeting: July 19, 2012

Background:

The CMFA has been requested by the City of Alameda (the “City”) to join it in creating a new Joint Powers Authority to be called the City of Alameda Financing Authority (“new JPA”). The new JPA would be a single purpose entity controlled by the City with the sole purpose of issuing bonds for the benefit of the City. The initial and immediate purpose of the JPA is to facilitate the issuance by the new JPA of the City’s upcoming sewer revenue bonds in order to finance and refinance improvements to its wastewater collection system. Recent changes in California law have made it problematic for the City to issue debt through its own previously established JPA.

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

The Project:

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

Liability Issues for CMFA:

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

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

Terms of Transaction:

Amount:	\$12,000,000
Estimated Closing:	August 2012.

Public Benefit:

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

Finance Team:

City:	City of Alameda
City Attorney:	Janet Kern, Esq.
Underwriter:	TBD
Bond Counsel:	Quint & Thimmig LLP
CMFA Counsel:	Squire Sanders LLP

Recommendation:

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



CASA DE LA PALOMA APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: be.group

Action: Initial Resolution

Amount: \$20,000,000 (Not to Exceed)

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

Activity: Senior Affordable Housing

Meeting: July 20, 2012

Background:

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

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

The Project:

The Casa de la Paloma Apartments is a 167 unit Acquisition/ Rehabilitation affordable senior development located in the city of Glendale, California. The project is currently financed with a

HUD 221 Loan. The project is a 9 story reinforced concrete structure constructed in 1979. The project provides housing and support services to individuals 62 years of age and older with income at or below 50% of area median income. All of the units include project based Section 8 rental assistance. The project will continue to provide safe, clean affordable housing for another 55 years to senior citizens. The tenants will enjoy a financial and money management, health, wellness and care placement classes. There will also be community rooms, laundry facilities and elevators.

The City of Glendale:

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

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$16,000,000
Seller Financing:	\$12,953,006
Purchased Cash Reserves:	\$ 1,065,038
Deferred During Construction:	\$ 1,720,794
Equity:	<u>\$ 100,000</u>
Total Sources:	\$31,838,838

Uses of Funds:

Land Acquisition:	\$ 3,152,538
Building Acquisition:	\$18,787,500
Rehabilitation:	\$ 3,841,000
New Machinery & Equipment:	\$ 100,000
Architectural & Engineering:	\$ 250,000
Legal and Professional:	\$ 240,000
Reserves:	\$ 596,000
Developer Fee:	\$ 2,500,000
Other Soft Costs:	\$ 2,100,200
Costs of Issuance:	<u>\$ 271,600</u>
Total Uses:	\$31,838,838

Terms of Transaction:

Amount:	\$20,000,000 (not to exceed)
Maturity:	8 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	December 2012.

Public Benefit:

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

Percent of Restricted Rental Units in the Project: 100%

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

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

Unit Mix: 1 bedroom

Term of Restrictions: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Orrick
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Lender Counsel:	TBD
Borrower Counsel:	Bocarsly Emden Ismail Cowen & Arndt
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

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

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



THE CORAL MOUNTAIN APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Coral Mountain Apartments, L.P.

Action: Final Resolution

Amount: \$24,400,000

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

Activity: Affordable Housing

Meeting: July 20, 2012

Background:

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

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

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

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

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

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

The Project:

The Coral Mountain Apartment project will be a new construction affordable housing complex located in the City of La Quinta. The proposed project will consist of 176 units in 11 buildings plus a clubhouse and pool area. The Project targets families; with over 30% of the units being 3 bedroom 2 bath configurations. All buildings except the club house will be 2 story walk up configurations. All units will have a private patio and storage area. The Project has been designed with LED lighting for both building and landscape lighting and the design team focused on eliminated dark areas while protecting unit’s windows from too much direct light. The property will be surrounded by a security wall with two pedestrian and two vehicular points of access. This project will create affordable housing for 174 families for 55 years.

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

The City of La Quinta:

The City of La Quinta is a member of the CMFA and held a TEFRA hearing on April 3, 2012. Upon closing, the City is expected to receive approximately \$13,875 as part of CMFA’s sharing of Issuance Fees.

Project Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$24,400,000	\$ 6,954,927
LIH Tax Credit Equity:	\$ 5,069,432	\$16,898,107
Direct & Indirect Public Funds:	\$16,394,043	\$24,786,462
Other (Deferred Developer Fees & Costs):	<u>\$ 2,776,031</u>	<u>\$ 0</u>
Total Sources:	\$48,639,506	\$48,639,496

Uses of Funds:

Land Purchase:	\$ 55,000
On & Off Site Costs:	\$ 9,123,906
Hard Construction Costs:	\$23,899,051
Architect & Engineering Fees:	\$ 1,814,638
Contractor Overhead & Profit:	\$ 1,662,625

Developer Fee:	\$ 2,500,000
Costs of Issuance:	\$ 702,240
Capitalized Interest:	\$ 2,450,000
Other Soft Costs (Marketing, etc.):	<u>\$ 6,432,036</u>
Total Uses:	\$48,639,496

Terms of Transaction:

Amount:	\$24,400,000
Maturity:	30 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	August 2012

Public Benefit:

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

Percent of Restricted Rental Units in the Project: 100%
 21% (36 Units) restricted to 50% or less of area median income households; and
 79% (138 Units) restricted to 60% or less of area median income households; and
 Unit Mix: One, two & three bedroom
 Term of Restriction: 55 years

Finance Team:

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

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$24,400,000 for the Coral Mountain Apartments affordable housing project located in the City of La Quinta, Riverside County, California.



EDEN HOUSING PORTFOLIO SUMMARY AND RECOMMENDATIONS

Applicant: Eden Housing, Inc.

Action: Amended Resolution

Amount: \$44,000,000 (Not to Exceed)

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

Activity: Affordable Housing

Meeting: July 20, 2012

Background:

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

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

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

The Project:

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

The breakdown of each project description is detailed below:

Magnolia Court:

The Magnolia Court Apartments is an acquisition/rehabilitation of an affordable multi-family housing development which consists of 21 units in the City of Hayward. This project will target disabled individuals for most units. The units will be restricted to those earning at or below 40% of AMI. The entire property has Section 8 contracts that will be renewed for another 20 years.

The project is currently owned by its Original Owner, EC Magnolia Court, Inc. EC Magnolia Court, Inc. is a nonprofit single asset entity comprised of the two original parties involved in the development of the property, Center for Independent Living (CRIL), a nonprofit services organization, and Eden Housing, Inc., a nonprofit housing developer and owner. The board is comprised of an equal share of Eden appointed and CRIL appointed board members. The board of EC Magnolia Court, Inc. passed a resolution on May 11, 2012 to sell the property to an Eden controlled tax credit partnership, EHP EC Magnolia, LP. This to be formed single asset tax credit limited partnership will specifically acquire and own the Project. The General Partner will be a new to be formed LLC, Eden CRIL, LLC. Eden Housing, Inc. will appoint a majority and CRIL will appoint a minority of the board members. The initial limited partner will be Eden Housing, Inc. (EHI). Upon syndication of the tax credits, a tax credit investor will replace EHI as the limited partner. Eden Housing Management, Inc. currently operated the Property and will continue to operate the property under the new tax credit limited partnership.

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

Issei Terrace:

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

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

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

Fuller Lodge:

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

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

Olive Tree Plaza:

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

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

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

Redwood Lodge:

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

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

Sequoia Manor Apartments:

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

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

The County of Alameda:

The County of Alameda is a member of the CMFA and will need to hold a TEFRA hearing. Upon closing the County of Alameda is expected to receive approximately \$27,175 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Magnolia Court Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$ 2,696,637
Seller Carryback Loan:	\$ 548,532
Existing Replacement Reserves:	\$ 293,508
Deferred Fee/ Income from Operations:	\$ 150,000
Cost Deferred to Closing:	\$ 33,722
Equity:	<u>\$ 1,548,916</u>
Total Sources:	\$ 5,271,315

Uses of Funds:

Land Acquisition:	\$ 363,508
Building Acquisition:	\$ 1,820,528
Rehabilitation:	\$ 1,991,547
Architectural & Engineering:	\$ 256,525
Legal and Professional:	\$ 111,584
Reserves:	\$ 85,284
Developer Fee:	\$ 419,167
Relocation:	\$ 151,079
Cost of Issuance:	<u>\$ 72,093</u>
Total Uses:	\$ 5,271,315

Issei Terrace Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$14,039,244
Seller Carryback Loan & Accrued Int.:	\$ 3,699,572
Existing Replacement Reserves:	\$ 548,284
Income from Oper. Prior to Conversion:	\$ 541,079
Deferred Developer Fee:	\$ 600,000
Equity:	<u>\$ 5,377,231</u>
Total Sources:	\$24,805,410

Uses of Funds:

Land Acquisition:	\$ 652,829
Building Acquisition:	\$ 9,951,455
Rehabilitation:	\$ 8,909,578
Architectural & Engineering:	\$ 920,990
Legal and Professional:	\$ 444,843
Financing Costs & Developer Fee:	\$ 1,922,985
Relocation:	\$ 719,424
Reserves:	\$ 921,337

Cost of Issuance:	<u>\$ 361,969</u>
Total Uses:	\$24,805,410

Fuller Lodge Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$ 4,332,968
Seller Carryback Loan:	\$ 1,962,563
Existing Replacement Reserves:	\$ 230,729
Deferred Fee/ Income from Operations:	\$ 329,820
Cost Deferred to Closing:	\$ 300,000
Equity:	<u>\$ 1,570,030</u>
Total Sources:	\$ 8,726,110

Uses of Funds:

Land Acquisition:	\$ 300,729
Building Acquisition:	\$ 3,137,862
Rehabilitation:	\$ 3,393,217
Architectural & Engineering:	\$ 522,907
Legal and Professional:	\$ 196,327
Reserves:	\$ 146,734
Developer Fee:	\$ 738,289
Relocation:	\$ 187,050
Cost of Issuance:	<u>\$ 102,995</u>
Total Uses:	\$ 8,726,110

Olive Tree Plaza Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$ 3,533,007
Seller Carryback Loan & Accrued Int.:	\$ 1,537,053
Existing Replacement Reserves:	\$ 291,917
Deferred Fee:	\$ 300,000
Cost Deferred to Closing:	\$ 364,765
Equity:	<u>\$ 507,254</u>
Total Sources:	\$ 6,533,996

Uses of Funds:

Land Acquisition:	\$ 551,917
Building Acquisition:	\$ 2,002,600
Rehabilitation:	\$ 2,469,467
Architectural & Engineering:	\$ 362,246
Legal and Professional:	\$ 124,660
Reserves:	\$ 233,385
Developer Fee:	\$ 510,883
Relocation:	\$ 187,050
Cost of Issuance:	<u>\$ 91,788</u>
Total Uses:	\$ 6,533,996

Redwood Lodge Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$ 5,153,710

Seller Carryback Loan:	\$ 1,298,723
Existing Replacement Reserves:	\$ 356,985
Existing Residual Receipts:	\$ 137,569
Income from Oper. Prior to Conversion:	\$ 87,044
Deferred Fee	\$ 300,000
Equity:	<u>\$ 509,232</u>
Total Sources:	\$ 7,843,263

Uses of Funds:

Land Acquisition:	\$ 654,554
Building Acquisition:	\$ 2,746,183
Rehabilitation:	\$ 2,771,098
Architectural & Engineering:	\$ 339,563
Legal and Professional:	\$ 169,430
Financing Costs & Developer Fee:	\$ 595,276
Relocation:	\$ 172,662
Reserves:	\$ 283,196
Cost of Issuance:	<u>\$ 111,301</u>
Total Uses:	\$ 7,843,263

Sequoia Manor Apartments:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$13,722,010
Seller Carryback Loan & Accrued Int.:	\$ 882,302
Existing Replacement Reserves:	\$ 598,467
Existing Residual Receipts:	\$ 95,804
Deferred Fee	\$ 500,000
Income from Oper. Prior to Conversion:	\$ 382,359
Equity:	<u>\$ 483,605</u>
Total Sources:	\$16,664,547

Uses of Funds:

Land Acquisition:	\$ 974,271
Building Acquisition:	\$ 7,231,832
Rehabilitation:	\$ 4,850,219
Architectural & Engineering:	\$ 451,522
Legal and Professional:	\$ 365,157
Financing Costs & Developer Fee:	\$ 1,139,782
Relocation:	\$ 582,734
Reserves:	\$ 741,936
Cost of Issuance:	<u>\$ 327,094</u>
Total Uses:	\$16,664,547

Terms of Transaction:

Amount:	\$44,000,000 (Not to Exceed)
Maturity:	30 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.

Estimated Closing: September 2012

Public Benefit:

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

Magnolia Court Apartments:

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

Issei Terrace Apartments:

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

Fuller Lodge Apartments:

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

Olive Tree Plaza Apartments:

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

Redwood Lodge Apartments:

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

Sequoia Manor Apartments:

Percent of Restricted Rental Units in the Project: 100%
14% (8 Units) restricted to 30% or less of area median income households; and

20% (16 Units) restricted to 40% or less of area median income households; and
66% (56 Units) restricted to 60% or less of area median income households.
Unit Mix: Studio and 1-bedroom
Term of Restriction: 55 years

Finance Team:

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

Recommendation:

It is recommended that the CMFA Board of Directors approve an Amended Resolution of \$44,000,000 for the Eden Housing Portfolio affordable housing projects located in Alameda County, California.

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



FARGO SENIOR CENTER APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Christian Church Homes
Action:	Final Resolution
Amount:	\$13,799,000
Purpose:	Finance Affordable Senior Multi-Family Rental Housing Facility Located in the City of San Leandro, Alameda County, California
Activity:	Affordable Senior Housing
Meeting:	July 20, 2012

Background:

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

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

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

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

The Project:

The Fargo Senior Center Apartment project is an Acquisition/Rehabilitation of a senior-family housing development built on 2.19 acres of land and located in the City of San Leandro. The proposed project consists of 75 units in four two-story residential buildings in a park-like setting. The property was developed as an ecumenical effort between Temple Beth Shalom and Christ Presbyterian Church in 1971 under the HUD Section 236 program which provided capital financing to construct Fargo's four residential buildings as well as partial Section 8 subsidies to 29 of the 75 units. The site has easy access to the 880 freeway and is just over a mile away from the Bay Fair Bart station. The development is well served by commercial developments such as grocery stores, pharmacies, banks, and a shopping mall, which can all be found along Washington Avenue, East Lewelling Boulevard, and East 14th Street.

The main building contains the manager's office, a resident's lounge, and mailboxes at the ground-level while the laundry room, dining room and kitchen, storage, maintenance and mechanical rooms are all located in the basement. The rear of the property has a large landscaped yard with tables and several seating areas throughout, a putting area, as well as a resident's vegetable garden. The unit mix for the development includes 48 studio units, 25 one-bedrooms and 2, two-bedroom units (manager's units). This financing will continue to provide affordable housing for 73 seniors for another 55 years.

The City of San Leandro:

The City of San Leandro became a member of the CMFA and held a TEFRA hearing on April 16, 2012. Upon closing, the City is expected to receive approximately \$8,624 as part of CMFA's sharing of Issuance Fees.

Project Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$13,799,000	\$ 0
Deferred Developer Fee:	\$ 1,382,500	\$ 1,382,500
LIH Tax Credit Equity:	\$ 327,167	\$ 8,633,340
Direct & Indirect Public Funds:	\$ 0	\$ 5,205,466
Other (Seller Carryback Loan):	\$ 4,765,616	\$ 4,765,616
Other (Seller Land Grant):	\$ 799,677	\$ 799,677
Other (Existing Project Reserves):	\$ 365,293	\$ 365,293
Other (Accrued/ Deferred Interest):	\$ 274,023	\$ 274,023
Other (FHLB AHP Funds):	\$ 0	\$ 750,000
Other (Income from Operations):	<u>\$ 0</u>	<u>\$ 65,000</u>
Total Sources:	\$21,713,276	\$22,240,915

Uses of Funds:

Acquisition Costs:	\$ 6,365,293
On & Off Site Costs:	\$ 1,115,340
Hard Construction Costs:	\$ 8,602,912
Architect & Engineering Fees:	\$ 406,250
Contractor Overhead & Profit:	\$ 477,086
Developer Fee:	\$ 2,500,000
Relocation:	\$ 735,643
Costs of Issuance:	\$ 310,903
Capitalized Interest:	\$ 791,629
Other Soft Costs (Marketing, etc.):	<u>\$ 935,859</u>
Total Uses:	\$22,240,915

Terms of Transaction:

Amount:	\$13,799,000
Maturity:	15 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	August 2012

Public Benefit:

A total of 73 senior citizens will be able to enjoy high quality, independent, affordable housing in the City of San Leandro. Services at the complex will include a community room. The acquisition and rehabilitation of this of this project will provide affordable living in the City of San Leandro for another 55 years

Percent of Restricted Rental Units in the Project: 100%
100% (73 Units) restricted to 50% or less of area median income households.
Unit Mix: Studio & 1 bedroom
Term of Restriction: 55 years

Finance Team:

Lender:	JP Morgan Chase Bank
Bond Counsel:	Jones Hall
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	Paul Hastings LLP
Borrower Counsel:	Goldfarb & Lipman
Financial Advisor:	California Housing Partnership Corp.

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$13,799,000 for the Fargo Senior Center Apartments affordable senior housing project located in the City of San Leandro, Alameda County, California.



IVY AT COLLEGE PARK SUMMARY AND RECOMMENDATIONS

Applicant:	BRIDGE Housing Corporation
Action:	Initial Resolution
Amount:	\$25,000,000 (Not to Exceed)
Purpose:	Finance the Development of Affordable Housing in the City of Chino, San Bernardino County, California
Activity:	Affordable Housing
Meeting:	July 20, 2012

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 Ivy at College Park is a new construction multi-family affordable housing project located in the City of Chino, CA. The proposed project will consist of 135 units in three story walk-up buildings on a 6.2 acres site. This project is part of an inclusionary housing requirement for the master planned community of College Park. The Project is targeted to serve families of very low, low, and moderate incomes between 40% AMI and 50% AMI. The Ivy at College Park Apartments will feature the following: Refrigerator, Range, Disposal, Blinds, Laundry Rooms, and Community Room with Kitchen, Landscaped Open Space and Covered Parking.

The City of Chino:

The City of Chino is expected to become a member of the CMFA and hold a TEFRA hearing on August 7, 2012. The City of Chino is expected to receive approximately \$13,100 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond Proceeds:	\$21,928,666
MHP Mortgage:	\$ 8,002,290
City of Chino RDA:	\$ 7,200,000
Land Donation:	\$ 1,775,000
Equity:	<u>\$13,669,626</u>
Total Sources:	\$32,781,916

Uses of Funds:	
Land Purchase:	\$ 3,800,000
New Construction:	\$20,984,131
Architectural & Engineering Fees:	\$ 1,460,000
Legal and Professional:	\$ 598,264
Permits and Fees:	\$ 1,789,050
Interest and Carrying Cost:	\$ 751,440
Organization Expenses and Fee:	\$ 2,437,112
Reserves & Property Tax:	\$ 756,919
Costs of Issuance:	<u>\$ 208,000</u>
Total Uses:	\$32,781,916

Terms of Transaction:

Amount:	\$25,000,000 (Not to Exceed)
Maturity:	30 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	November 2012

Public Benefit:

The Ivy at College Park Apartments will provide 135 (less 2 manager's unit) affordable apartments for families with incomes ranging from 40% to 50% or below 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 revitalize a neighborhood by being part of a master planned community.

Percent of Restricted Rental Units in the Project: 100%
8% (10 Units) restricted to 40% or less of area median income households; and
26% (35 Units) restricted to 45% or less of area median income households; and
66% (88 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 & Dempsey LLP
Lender Counsel:	TBD
Borrower Counsel:	Bocarsly Emden Cowan Esmail & Arndt LLP
Borrower Consultant:	Community Economics

Recommendation:

It is recommended that the CMFA Board of Directors adopt an Initial Resolution in the amount of \$25,000,000 of tax-exempt private activity bonds to finance the development of an affordable housing project located in the City of Chino, San Bernardino County, California.

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



MERCY AUBURN SENIOR APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Mercy Housing California
Action:	Final Resolution
Amount:	\$10,000,000
Purpose:	Finance Affordable Housing Located in the City of Auburn, County of Placer, California
Activity:	Senior Affordable Housing
Meeting:	July 20, 2012

Background:

For nearly 30 years, Mercy Housing has been committed to developing affordable, program-enriched housing for low-income families, seniors and people with special needs who lack the economic resources to access quality, safe housing opportunities. They create homes that enrich and improve the communities in which they are located. They develop every property with an unwavering commitment to quality and value. To build their communities, Mercy Housing works with public, private and government partners and developers. To date, Mercy Housing has participated in the development, preservation and/or financing of more than 38,000 affordable homes and an additional 9,300 homes are in the pre-development, construction or concept phase.

Mercy Housing is working to create a more humane world where poverty is alleviated, communities are healthy and all people can develop their full potential. They believe that affordable housing and supportive programs improve the economic status of residents, transform neighborhoods and stabilize lives.

Mercy Housing California is one of their largest business centers. With offices in Los Angeles, San Francisco and West Sacramento, Mercy Housing California offers affordable low-income housing programs to more than 23,000 people at more than 125 properties. Residents include families, people with special needs and seniors.

Many California residents struggle daily with the high cost of living. The average household income is more than \$48,400 – nearly \$5,000 more than the national average. The average annual income of a Mercy Housing California resident is \$19,525.

The Project:

Mercy Auburn Senior Apartments is a new construction project that will deliver 59, one bedroom senior multifamily affordable rental units. There will be outdoor common areas, a turf area, tot-lot and a sports court. The tenants will enjoy a community building that houses the management offices, community room, and library / computer lab. An on-site resident services coordinator will host an array of social, recreational, health and educational services on-site.

The City of Auburn:

The City of Auburn became a member of the CMFA and held a TEFRA hearing on November 14, 2011. Upon closing, the City is expected to receive up to \$6,250 as part of the CMFA's sharing of Issuance Fees.

Project Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$10,000,000	\$ 0
Developer Equity:	\$ 0	\$ 993,085
Deferred Developer Fee:	\$ 0	\$ 114,778
LIH Tax Credit Equity:	\$ 250,000	\$ 5,145,421
Direct & Indirect Public Funds:	<u>\$ 6,073,600</u>	<u>\$11,127,164</u>
Total Sources:	\$16,323,600	\$17,380,448

Uses of Funds:

Land Purchase:	\$ 20,000
On & Off Site Costs:	\$ 1,330,708
Hard Construction Costs:	\$ 8,469,678
Architect & Engineering Fees:	\$ 710,552
Contractor Overhead & Profit:	\$ 1,003,212
Developer Fee:	\$ 2,082,863
Costs of Issuance:	\$ 205,417
Capitalized Interest:	\$ 188,228
Other Soft Costs (Marketing, etc.):	<u>\$ 3,369,790</u>
Total Uses:	\$17,380,448

Terms of Transaction:

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

Public Benefit:

The Mercy Auburn Senior Apartments will provide 59 affordable apartments for low-income seniors. Auburn's low-income senior community has a serious need for affordable housing. This project will help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 100%
66% (39 units) restricted to 50% or less of area median income households: and
34% (20 units) restricted to 60% or less of area median income households.
Unit Mix: 1 bedroom
Term of Restrictions: 55 years

Finance Team:

Lender:	Wells Fargo, N.A.
Bond Counsel:	Jones Hall
Lender Counsel:	SNR Denton
Issuer Counsel:	Squire, Sanders LLP
Borrower Counsel:	Gubb & Barshay
Financial Advisor:	Community Economics

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$10,000,000 for the Mercy Auburn Senior affordable housing facility located in the City of Auburn, County of Placer, California.



DISCUSS AND AUTHORIZE ESTABLISHMENT OF A PACE PROGRAM

Action:	PACE Program Approval
Purpose:	Property Assessed Clean Energy (“PACE”)
Activity:	Energy Efficiency and Renewable Energy PACE Loans
Meeting:	July 20, 2012

Background:

Property Assessed Clean Energy (“PACE”) Programs help local economies and the environment by providing financing for energy and water efficient home improvements and renewable energy systems. Communities with PACE Programs have increased construction activity, created jobs, lowered utility bills and reduced greenhouse gas emissions. Through the PACE Program, homeowners can apply for low cost financing for home improvements such as installing solar energy systems, replacing an old air conditioning system, air sealing and weatherization, and installing insulation. Homeowners repay the financing through their property tax bill over the useful life of the installed products.

Similar to other types of tax liens, PACE property tax liens currently enjoy a priority position ahead of other non-tax lienholders. The program is 100% voluntary and allows property owners to benefit from potentially lower energy costs and improved property values. PACE financing provides a means of paying for large energy efficiency and renewable energy improvements on property that may include a lower interest rate and is typically tax deductible to the property owner.

The CMFA has been approached by Renovate America (“RA”), to facilitate a statewide residential PACE program. RA’s award winning Home Energy Renovation Opportunity (“HERO”) PACE program was initially rolled out in December, 2011 in partnership with the Western Riverside Council of Governments (“WRCOG”). Since then, the program has received great market acceptance in the 19 cities and Riverside County that make up WRCOG’s footprint. One of the unique features of the RA program is they have committed sources of capital available to fund, on a taxable basis, qualifying residential PACE loans. In approximately seven months from the initial launch, Renovate America has approved \$28.0 million in residential financings and currently has a weekly approval run rate of \$2.5 million.

Discussion:

The potential for PACE financing in California is significant. Per the 2010 census, there are a total of 13.7 million homes in California. As a benchmark, the WRCOG program facilitated by Renovate America covers 550,000 homes and has a current run rate of approximately \$100 million in bond issuances over the next year for Riverside County. The average size for an individual PACE financing through this program is approximately \$20,000. HERO PACE financings may be required to be paid in full in the event of sale of the property or refinancing of the mortgage. Exhibit C lists program highlights for the HERO program.

Even though HERO loans are taxable the CMFA will act as an Issuer in order for the loan to qualify as a property tax assessment. CMFA related administration activities include reviewing each loan to make sure it is complete and meets the underwriting requirements (Exhibit C) specified in the program as well as ensuring documents are properly executed. Ongoing administration of the loan is performed by the Trustee and all property tax lien filings and related administration are handled by the Assessment Administrator.

As with other CMFA financings, repayment of the loan is the responsibility of the borrower and not the CMFA. HERO loans are secured by a senior lien position on the property and the CMFA HERO program will have a funded reserve pool of approximately 10%-20% of the final year's debt service requirements of all outstanding loans. This reserve will be funded at closing for each individual loan.

Future Steps:

1. Finalize Program Documents and Guidelines
2. Interested JPA Members Approve a Resolution Joining the CMFA HERO Program
3. Validation Process
4. Begin Financing PACE Improvements

Public Benefit:

PACE programs encourage energy efficiency, diversifies energy sources both of which reduces the impact on existing infrastructure. Furthermore, PACE programs provide property owners with a low cost alternative to financing major energy efficiency improvements or renewable energy retrofits. The program helps the economies of the communities we serve by creating new jobs and retaining existing jobs.

Finance Team:

Bond Purchaser:	Renovate America
Program Administrator:	Renovate America
Bond Counsel:	Best, Best & Kreiger, LLP
Issuer Counsel:	Squire Sander LLP
Assessment Administrator:	David Tausig & Associates
Trustee:	U.S. Bank

Recommendation:

It is recommended that the CMFA Board of Directors approve the establishment of a CMFA HERO (PACE) program with Renovate America.



PINE GARDENS III SUMMARY AND RECOMMENDATIONS

Applicant:	Rural Communities Housing Development Corp.
Action:	Final Resolution
Amount:	\$5,500,000
Purpose:	Finance Multi-Family Affordable Housing Located in the City of Ukiah, County of Mendocino, and City of Lakeport, County of Lake, California
Activity:	Affordable Housing
Meeting:	July 20, 2012

Background:

Rural Communities Housing Development Corporation ("RCHDC") was officially incorporated as a charitable non-profit corporation in November 1975. Initially, RCHDC was involved in developing housing projects involving low-income families, and low income elderly. It has expanded into operating a self-help housing program serving Lake, Mendocino, and Humboldt Counties. It also has developed a property management capability within the organization.

RCHDC's mission is to "provide decent, affordable housing to low and moderate income persons." RCHDC's success in carrying out its mission is evidenced by the following:

- They have built over 300 self-help homes under its home ownership program.
- They have developed and built over 600 units of multi-family low-income housing for elderly and families.
- They manage over 800 units of multi-family low-income housing for both elderly and families.
- They have another 105 units of affordable housing in construction or in the development phase.
- They has another 160 units of affordable housing that it is currently acquiring and rehabbing to maintain as affordable for the long term.

RCHDC has an extensive history of developing and managing housing projects. Besides developing the units referred to above, it contracts with other non-profits in developing housing projects, and provides supportive services to its elderly projects.

The Project:

Creekside Village Apartments is a 44 unit Rehabilitation affordable family development currently owned and managed by RCHDC. The project is currently financed with a HUD 202 Loan and benefits from project based Section 8 Rental Assistance for all 44 Units. RCHDC proposes to transfer title to the project to Pine Gardens III, Inc. in conjunction with refinancing the existing HUD 202 loan using 501(c)(3) bonds to raise the necessary funds to complete some modest rehabilitation and to free up some equity for RCHDC to use in furthering its cause to preserve and create additional affordable housing in Northern California.

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

Walnut Village Apartments is a 48 unit Rehabilitation affordable family development currently owned and managed by Rural Communities Housing Development Corporation (RCHDC). The project is currently financed with a HUD 202 Loan and benefits from project based Section 8 Rental Assistance for all 48 Units. RCHDC proposes to transfer title to the project to Pine Gardens III, Inc. in conjunction with refinancing the existing HUD 202 loan using 501(c)(3) bonds to raise the necessary funds to complete some modest rehabilitation and to free up some equity for RCHDC to use in furthering its cause to preserve and create additional affordable housing in Northern California.

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

Sunshine Manor Apartments is a 30 unit affordable family development Rehabilitation project currently owned and managed by RCHDC. The project is funded with a HUD 202 loan and benefits from project based Section 8 Rental Assistance for all 30 units. RCHDC proposes to transfer title to the project to Pine Gardens III, Inc. in conjunction with refinancing the existing HUD 202 loan using 501(c)(3) bonds to raise the necessary funds to complete some modest rehabilitation and to free up some equity for RCHDC to use in furthering its cause to preserve and create additional affordable housing in Northern California.

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

The City of Ukiah & Lakeport:

The City of Ukiah became a member of the CMFA and held a TEFRA hearing on November 2, 2011 for Creekside and Walnut Village Apartments. The City of Lakeport became a member of the CMFA and held a TEFRA hearing on November 15, 2011 for Sunshine Manor Apartments. Upon closing, the Cities combined are expected to receive up to \$3,314 as part of the CMFA's sharing of Issuance Fees.

Permanent Financing:

Creekside:

Sources of Funds:

Tax-Exempt Bond Proceeds:	<u>\$2,265,000</u>
Total Sources:	\$2,265,000

Uses of Funds:

Rehabilitation:	\$ 440,000
Pay Off Existing HUD Loan:	\$1,308,923
Debt Service Reserves:	\$ 168,000
Net Proceeds for RCHDC:	\$ 293,077
Costs of Issuance:	<u>\$ 55,000</u>
Total Uses:	\$2,265,000

Walnut Village:

Sources of Funds:

Tax-Exempt Bond Proceeds:	<u>\$1,950,000</u>
Total Sources:	\$1,950,000

Uses of Funds:

Rehabilitation:	\$ 480,000
Pay Off Existing HUD Loan:	\$ 578,818
New Reserves:	\$ 166,000
Net Proceeds for RCHDC:	\$ 670,182
Costs of Issuance:	<u>\$ 55,000</u>
Total Uses:	\$1,950,000

Sunshine Manor:

Sources of Funds:

Tax-Exempt Bond Proceeds:	<u>\$1,087,500</u>
Total Sources:	\$1,087,500

Uses of Funds:

Rehabilitation:	\$ 300,000
Pay Off Existing HUD Loan:	\$ 465,681
New Reserves:	\$ 100,000
Net Proceeds for RCHDC:	\$ 171,819
Costs of Issuance:	<u>\$ 50,000</u>
Total Uses:	\$1,087,500

Terms of Transaction:

Amount:	\$5,500,000
Maturity:	30 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	August 2012.

Public Benefit:

Creekside:

The Creekside Village Apartments will continue to provide 44 affordable apartments for low-income and very low income households. Ukiah's low-income community has a serious need for affordable housing. This project will help supply the area with affordable housing for 30 years.

Percent of Restricted Rental Units in the Project: 100%

100% (44 units) restricted to 30% or less of area median income households.

Unit Mix: 1 and 2 bedrooms

Term of Restrictions: 30 years

Walnut Village:

The Walnut Village Apartments will continue to provide 48 affordable apartments for low-income and very low income households. Ukiah's low-income community has a serious need for affordable housing. This project will help supply the area with affordable housing for 30 years.

Percent of Restricted Rental Units in the Project: 100%

100% (48 units) restricted to 30% or less of area median income households.

Unit Mix: 1 and 2 bedrooms

Term of Restrictions: 30 years

Sunshine Manor:

The Sunshine Manor Apartments will continue to provide 30 affordable apartments for low-income and very low income households. Lakeport's low-income community has a serious need for affordable housing. This project will help supply the area with affordable housing for 30 years.

Percent of Restricted Rental Units in the Project: 100%

100% (30 units) restricted to 30% or less of area median income households.

Unit Mix: 1 and 2 bedrooms

Term of Restrictions: 30 years

Finance Team:

Lender:	Savings Bank of Mendocino County
Bond Counsel:	Quint & Thimmig
Issuer Counsel:	Squire Sanders LLP
Lender Counsel:	Law Firm of Kathleen Johnson
Borrower Counsel:	Goldfarb & Lipman LLP

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$5,500,000 for the Creekside Village, Walnut Village and Sunshine Manor affordable housing facility located in the City of Ukiah, County of Mendocino, and City of Lakeport, County of Lake California.



SOUTHERN CALIFORNIA CHARTER SCHOOL PROPERTIES PROJECT SUMMARY AND RECOMMENDATIONS

Applicant: Partnerships to Uplift Communities

Action: Final Resolution

Amount: \$ 32,000,000

Purpose: Finance and Refinance the Acquisition of and Renovations to Certain Educational Facilities for Southern California Charter School Properties, LLC, located in the City of Los Angeles, Los Angeles County, California.

Activity: Charter School

Meeting: July 20, 2012

Background:

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

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

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

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

The Project:

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

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

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

The City of Los Angeles:

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

Proposed Financing:

Sources of Funds:

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

Uses of Funds:

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

Terms of Transaction:

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

Public Benefit:

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

Finance Team:

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

Recommendation:

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



THE BUCKLEY SCHOOL PROJECT SUMMARY AND RECOMMENDATIONS

Applicant:	The Buckley School
Action:	Final Resolution
Amount:	\$40,000,000
Purpose:	Finance and Refinance the Acquisition, Construction, Improvement, Renovation, Furnishing and Equipping of Certain Educational Facilities, including Related Administrative and Support Facilities, for The Buckley School, located in the City of Los Angeles, Los Angeles County, California.
Activity:	Private School
Meeting:	July 20, 2012

Background:

The Buckley School was founded in 1933 as an independent co-educational institution by Dr. Isabelle Buckley. Drawing on her experiences abroad where schools emphasized a well-rounded program, Dr. Buckley developed her own 4-Fold Plan of Education, focusing on academic training, physical development, moral education and creative expression. During the early years, campuses were located in L.A., Tarzana, Encino, and on Woodman Avenue and Riverside Avenue in Sherman Oaks. In 1964, Dr. Buckley purchased land that had been owned by the Glenaire Country Club and by 1973 was able to accommodate all divisions of the school on the new Stansbury Avenue campus in Sherman Oaks. Today, The Buckley School is a college preparatory day school, with students in kindergarten through grade twelve.

Buckley's educational philosophy, the 4-Fold Plan of Education, combines the principles of whole-child education – a deeply inter-connected program of academics, arts, physical development and moral education – with a more traditional framework. Curiosity, critical thinking and creativity are the underpinning of their entire curriculum. And yet, they believe that students' best and most creative work, in the classroom, in the arts, and on the field, can only be realized through self-discipline and resilience developed through a structured program and strong emphasis on character development

Lower School:	255 students (kindergarten through grade five)
Middle School:	210 students (grades six through eight)
Upper School:	305 students (grades nine through twelve)

The Project:

The proceeds of the loan will be used for the financing and/or refinancing the acquisition, construction, improvement, renovation, furnishing and equipping of educational facilities, and related administrative and support facilities, at the Borrower's campus located at 3900 Stansbury Avenue in the City of Los Angeles, California, which educational facilities are or will be owned and operated by the Borrower (the "Project"); (2) paying interest with respect to the Loan; and (3) paying costs of issuance with respect to the Loan. The Project includes, but is not limited to, science, mathematics, performing arts and general classrooms, and library, performing arts, athletic and administrative facilities.

The City of Los Angeles:

The City of Los Angeles is a current member of the CMFA. A TEFRA hearing has been scheduled for July 25, 2012. Upon closing, the City will receive approximately \$ 9,333 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$35,000,000
Capital Campaign	\$35,000,000
Reserves	<u>\$10,250,000</u>
Total Sources:	\$80,250,000

Uses of Funds:

Rehabilitation:	\$ 2,053,000
Construction:	\$55,853,714
Machinery & Equipment:	\$ 5,135,000
Soft Costs:	\$16,958,286
Cost of Issuance:	<u>\$ 250,000</u>
Total Uses:	\$80,250,000

Terms of Transaction:

Amount:	\$40,000,000
Maturity:	August 2042
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Estimated Closing:	August 2012

Public Benefit:

The school's community service program is broad in scope and spans many different elements of the school including curriculum, individual and group projects, special events, creation of school clubs, and parental and faculty involvement. In both the Lower School and Middle Schools, each of the classes undertake a-school community service project. In the Upper School, each student is required to complete a certain amount of community service hours each year. In 2010-2011, the School's Middle and Upper School students performed a combined 20,000 hours of service. A total of 86 students earned Presidential Service Awards and 155 received Community Service Honors. There were a total of 15 Lower School All-Stars (including 6 kindergarteners).

Finance Team:

Special Tax Counsel:	Squire Sanders LLP
Private Placement Bank:	First Republic Bank
Issuer's Counsel:	Squire, Sanders & Dempsey L.L.P.
Borrower's Counsel:	Law Offices of Rossi A. Russell
Bank Counsel:	Hawkins Delafield & Wood LLP

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution authorizing the issuance, sale and delivery of up to \$40,000,000 for the purpose of Financing and/or Refinancing the Acquisition, Construction, Improvement, Renovation, Furnishing and Equipping of Educational Facilities, including Related Administrative and Support Facilities for The Buckley School located in the City of Los Angeles, California.



Professional Services Retention and Performance Review Policy

The California Municipal Finance Authority (the “CMFA”) is a joint power authority organized under California Government Code Section 6500, and following (the “JPA Act”). Under the JPA Act, the CMFA is authorized to retain providers of certain professional services; the CMFA is not subject to any state or federal procurement or competitive bidding requirements for the selection of a service provider.

Each service provider to the CMFA shall be selected and engaged after the Board deliberates over the specific need or needs of the CMFA and determines whether such provider satisfies the requirements as identified by the Board. Such deliberation shall include (but is not limited to) a review for the potential of any conflict of interest with the CMFA or the Board of the CMFA. The process of identifying and selecting each service provider may be completed through a request for proposal, solicitation for a competitive proposal, a sole-source request proposal or such other method of selection as determined and directed by the Board.

With respect to any engagement for professional services with the duration of at least one (1) year, the Board shall conduct a review on a periodic basis to assess and evaluate the performance of the service provider. Such review and assessment shall be conducted at least annually, but may be undertaken more frequently on an “as-needed” basis. The Board may also deliver any performance feedback on an “as-needed” basis. If permitted to terminate an engagement prior to its stated terms, such termination may be based upon the findings and determinations of the performance review.

As part of the periodic review and assessment of a service provider, the Board may evaluate the competitiveness of the fees and expenses charged for such services delivered. The Board may also review whether the fees are commensurate with the service and value provided to the CMFA. With respect to any engagement for professional services with the duration of at least five (5) years, such evaluation shall occur at least once every three (3) years by the Board. Based upon the evaluations, the Board may take appropriate actions including the amending of certain terms of an engagement or early termination of such engagement for professional services.

With respect to any financing team formed by an applicant / borrower relating to any bond transaction to be completed through the CMFA, the Board retains the right to approve each participant to any transaction. In addition, the Board relies upon the provisions of its Procedures Guide including the following:

“The Authority developed this Procedures Guide to support its customer-oriented approach to debt financing. For example, it is the Authority’s current policy to give borrowers discretion in assembling their financing team, although the Authority requires bond counsel to recognize the Authority as its client.”

The Board may delegate to a subcommittee of any two or more of its members such aspects of the review, selection or assessment process as it deems necessary or advisable in implementing this policy; provided, however, all final actions pursuant to this policy shall be made by the Board.

Policy Date: July 20, 2012

Hand-out for the Policy Review and Discussion

“Many of the objectives of using an RFP can be accomplished without resorting to the use of an RFP. For example, the issuer can obtain comparative price data by informally asking for it, by calling other issuers who are using other professionals, by asking a financial advisor for a breakdown of underwriting compensation in comparable cases, and so on. Price control can then be achieved by direct negotiation with the professionals with whom the issuer has established relationships, rather than by competition through the use of an RFP. As another example, comparative data concerning experience can be obtained by reviewing CDIAC’s calendar of financings published in Debt Line, or by reviewing the data published in periodicals, such as the Bond Buyer, or by consulting with participants already selected.

The RFP process should not be perceived as a perfect solution to the problem of selecting qualified participants in a debt financing. The information obtained in the course of the RFP process may be incomplete or imperfect in many respects. Respondents may portray themselves in the best possible light and often gloss over their own inadequacies. Not all of the costs of selecting and using a particular participant may be described by that participant when responding to an RFP. For example, the interest costs of an inefficiently designed financial structure may dwarf any savings resulting from differences in the quoted management fee or total underwriting spread. Issuers should be aware that costs associated with any delay resulting from inattention or lack of responsiveness, that in turn results from inadequate compensation, may far outweigh the savings from the lowered compensation if the lowest proposed compensation is the primary selection criterion. Unlike a professional with an established relationship with the issuer, consultants may have a “short-timer’s view,” which results in a lack of loyalty to the issuer; they may also be short on knowledge of the issuer’s circumstances, historical financing programs, and needs.

Finally, the RFP process takes time and, for whatever reason, it may not fit within the issuer’s financing timetable.”ⁱ

ⁱ “California Debt And Investment Advisory Commission- California Debt Issuance Primer”, pg 30



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

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	Dangerfield Institute of Urban Problems -	\$ 10,000
Boys & Girls Club of Coachella -	\$ 20,000	Daniel Hernandez Youth -	\$ 20,000
Boys & Girls Club of Redlands -	\$ 10,000	Desert AIDS Project -	\$ 20,000
Boys & Girls Club of San Francisco -	\$ 15,000	Desert ARC -	\$ 25,000
Boys & Girls Club of South Coast Area -	\$ 10,000	Desert Cancer Foundation -	\$ 20,000
Bridge Housing -	\$ 15,578	Desert Samaritans -	\$ 10,000
Building Blocks for Kids -	\$ 15,000	Doors to Hope -	\$ 10,000
Cabrillo Economic Development Corporation -	\$ 15,000	East Bay Children's Theater -	\$ 15,000
California Family Life Center -	\$ 10,000	East Bay Zoological Society -	\$ 5,127
California Youth Connection -	\$ 25,000	Eden Youth and Family Center -	\$ 2,778
Cameron House -	\$ 25,000	Eggelston Youth Center -	\$ 10,000
Camp Harmony -	\$ 20,000	Eisenhower Medical Center	\$ 23,445
Cancer Angeles of San Diego -	\$ 30,000	Elevate Your Game -	\$ 20,000
Canyon Acres Children & Family Services -	\$ 10,000	Elmhurst Food Pantry -	\$ 2,778
Casa Cornelia Law Center -	\$ 10,000	EPIC -	\$ 5,000
Casa Romantica -	\$ 5,000	Esalen -	\$ 10,000
Center for Land Based Learning -	\$ 10,000	Family Crossroads -	\$ 15,000
Center for the Pacific Asian Family -	\$ 1,000	Festival of Arts -	\$ 10,000
Center of Domestic Peace -	\$ 15,000	Fish Food Bank -	\$ 10,000

Total Donations 2004 - 2012: \$3,755,891



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

Fisher House -	\$ 35,000	Jenesse Center -	\$ 15,000
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 Konected -	\$ 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 & Development -	\$ 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

Total Donations 2004 - 2012: \$3,755,891



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

Napethian Homes -	\$ 10,000	Sacramento Child Advocates -	\$ 15,000
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 -	\$ 20,000	Sierra Child & Family Services -	\$ 10,000
Oak View Park & Resource Center -	\$ 945	SJB Child Development Centers -	\$ 5,000
Olive Crest -	\$ 35,000	Sky High Training -	\$ 15,000
Olive Crest Academy -	\$ 20,000	Society for the Blind	\$ 15,000
Olive Crest Scholarship Fund -	\$ 20,000	Solano Community Foundation -	\$ 5,432
Opera Noir -	\$ 10,000	Solano Economic Development Corporation -	\$ 4,953
Operation Gratitude -	\$ 20,000	Someone Cares Soup Kitchen -	\$ 10,000
Operation Homefront -	\$ 20,000	Sonrisas Community Dental Center -	\$ 35,000
Operation Mend -	\$ 75,000	Sound Body Sound Mind -	\$ 10,000
Operation Safehouse -	\$ 30,000	South Asian Network -	\$ 2,000
Oscar De La Hoya Foundation -	\$ 10,000	South Bay Children's Health Center -	\$ 70,000
Pacific American Volunteer Association -	\$ 20,000	South Bay Youth -	\$ 12,437
Pacific Institute -	\$ 1,866	Southeast Asian Community Alliance -	\$ 5,000
Pasadena Senior Center	\$ 15,000	Southern California Indian Center -	\$ 10,000
People Who Care -	\$ 5,000	SOVA -	\$ 25,000
Permission to Dream -	\$ 10,000	SPARK -	\$ 40,000
Picture Me Happy -	\$ 5,000	SPUR -	\$ 4,623
Pilipino Workers Center -	\$ 5,000	St. Barnabas Senior Services -	\$ 15,000
Poverello House -	\$ 3,063	St. Johns Child & Family Development Center -	\$ 23,000
Rainbow Family -	\$ 50,000	St. Joseph's -	\$ 10,000
Ramona Animal Shelter -	\$ 2,344	Stable Hands -	\$ 12,500
Restart Center -	\$ 10,000	Stand Down 08 -	\$ 10,000
Retirement Housing Foundation -	\$ 15,000	Stanislaus Foundation -	\$ 5,063
Richard Prado Senior Center -	\$ 10,000	Stanton Little League -	\$ 5,000
Rob Dyrdek Foundation -	\$ 25,000	Step Up on Second -	\$ 10,000
Rose Center Theater -	\$ 10,000	Susan G Komen Cure Foundation -	\$ 10,736
Rosemary Children -	\$ 10,000	Swords into Plowshares -	\$ 30,000
ROWW -	\$ 5,000	Teen Project -	\$ 15,000
Rural Communities Housing Dvlpmnt Corp -	\$ 15,000	Tender Loving Canines -	\$ 20,000
Rural Community Assistance Corporation -	\$ 15,000	Thai Community Development Center -	\$ 10,000
Sabin Children -	\$ 15,000	Ties for Adoption (Regents of UofC) -	\$ 18,500

Total Donations 2004 - 2012: \$3,755,891



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

Torrance Cultural Arts Center Foundation -	\$ 15,626
Tri-County Independent Living -	\$ 10,000
UC Riverside Pathways to Success -	\$ 20,000
UCLA Entrepreneurship Boot Camp -	\$ 20,000
UCLA Medical Student's Scholarship Fund -	\$ 10,000
Unicorn Garden -	\$ 10,000
Union of Pan Asian Communities -	\$ 10,000
United 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: \$3,755,891

CHARITABLE GRANT RECOMMENDATION

Asian Youth Center – 6/29/12
Beauty Bus Foundation - 11/4/2011
Beyond Shelter – 1/13/2012
Breathe California – 8/12/2011
California State Parks Foundation – 4/6/2012
California State University Philanthropic Foundation - 12/9/2011
Canyon Acres – 4/27/12/
CASA For Children – 5/18/12
Communities Advocating for Resident Empowerment (CARE) – 1/13/2012
Community Partners – 12/9/2011
Community Services Unlimited – 11/4/2011
Families Forward - 6/8/12
Foster Family Service – 1/13/2012
Gary Sinise Foundation – 4/27/12
Grid Alternatives – 11/4/2011
Healthy Neighborhoods Venture – 6/29/12
Housing with Heart – 4/6/2012
Indian Health Council – 6/8/12
Jewish Family & Children’s Services – 6/10/2011
JuneCo – 7/20/12
KHEIR Center – 2/3/2012
La Familia Counseling Center – 2/3/2012
MARSOC Foundation – 4/27/12
Mendocino Community Health Clinic, Inc. – 2/24/2012
Miracle League of North Orange County – 5/18/12
Orange Housing Development Corp – 2/3/2012
Proyecto Pastoral – 6/29/12
Queen of Hearts – 6/8/12
Raices – 2/24/2012
United Outreach of El Dorado County – 6/8/12

CHARITABLE GRANT GUIDELINES

Recipient: Board Members of the California Foundation for Stronger Communities

Purpose: To Provide an Outline of Charitable Grant Guidelines

CHARITABLE GUIDELINES:

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

CHARITABLE GRANT RECOMMENDATION

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

MISSION/VISION:

We provide youth and family community services.

BACKGROUND:

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

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

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

Through their TLCC Program they offer:

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Gay Yuen
David Lawton
Jones Moy
Angela Chang

CHARITABLE GRANT RECOMMENDATION

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

MISSION/VISION:

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

BACKGROUND:

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

Beauty Bus accomplishes our mission through:

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

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

Purpose: Provides Help to Families that are Homeless.

Website: www.beyondshelter.org

Revenue: \$3,300,000

MISSION/VISION:

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

BACKGROUND:

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

Location: 1469 Park Avenue, San Jose, CA 95126

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

Website: www.borregomedical.org

Revenue: \$598,720

MISSION/VISION:

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

BACKGROUND:

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

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

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

FISCAL IMPACT:

Donations will help provide support to fighting lung disease.

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

Recipient: **CALIFORNIA STATE PARK FOUNDATION** (4/6/2012)

Location: 50 Francisco St. Ste. 110, San Francisco, CA 94133

Purpose: Provides Maintenance, Improvements and Preservation of State Parks.

Website: www.calparks.org

Revenue: \$12,761,000

MISSION/VISION:

To Improve and Maintain California State Parks

BACKGROUND:

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

Location: 5500 University Parkway, San Bernardino, CA92407

Purpose: To Provide Educational Opportunities

Website: www.csubfoundation.csusb.edu

Revenue: \$

MISSION/VISION:

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

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

BACKGROUND:

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

CHARITABLE GRANT RECOMMENDATION

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

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

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

Website: www.canyonacres.org

Revenue: \$2,263,625

MISSION/VISION:

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

BACKGROUND:

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

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

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

Purpose: Civil Rights, Social Action, Advocacy for Children

Website: www.casala.org

Revenue: \$983,945

MISSION/VISION:

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

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

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

BACKGROUND:

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

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

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

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

Purpose: To Provide Educational Opportunities

Website: www.go2care.org

Revenue: \$ 298,552

MISSION/VISION:

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

BACKGROUND:

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

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

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

FISCAL IMPACT:

Donations will help provide support to programs that are offered.

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

MISSION/VISION:

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

BACKGROUND:

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

MISSION/VISION:

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

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

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

BACKGROUND:

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

MISSION/VISION:

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

BACKGROUND:

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

MISSION/VISION:

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

BACKGROUND:

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Erica McCray
Kent Shingles
Janice Jensen
Jacob Write
Joseph Kamp

CHARITABLE GRANT RECOMMENDATION

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

MISSION/VISION:

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

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

BACKGROUND:

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

MISSION/VISION:

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

BACKGROUND:

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

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

Purpose: Support to youth and Senior programs

Website: www.sjhousing.org

Revenue: \$

MISSION/VISION:

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

BACKGROUND:

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

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

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

Website: www.homesinc.org

Revenue: \$1,288,000

MISSION/VISION:

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

BACKGROUND:

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

MISSION/VISION:

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

BACKGROUND:

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

Location: 2150 Post Street, San Francisco, CA 94115

Purpose: To Strengthen Individuals, Families and Community

Website: www.jfcs.org

Revenue: \$776,752

MISSION/VISION:

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

BACKGROUND:

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

Recipient: **JUNCO (7/20/12)**

Location: 17595 Harvard C245, Irvine, CA 92614

Purpose: To Strengthen Youth through the Creative Arts

Website: www.junko.com

Revenue: \$Newly Formed Entity

MISSION/VISION:

JCMM helps youth of all back grounds come together through the creative arts.

BACKGROUND:

The JuneCo Music Ministry (JCMM) was created as a way to help youth of all back grounds come together through the creative arts. JCMM was founded by Junko Cheng. She is a singer-songwriter, worship leader, recording artist, and children's musician. Junko Cheng spent the first eight years of her life in Osaka, Japan before moving to New York City with her family, she entered the third grade knowing no one and was unable to speak English. As the years progressed, her desire to fit into the American culture increased. Junko was able to find that through her life she was able to connect with people of all backgrounds through performing and music.

JCMM is focused on early development of children through music and creative arts, as well as developmentally disabled people of all ages. By providing opportunities for children, youth and disabled adults to associate with each other through creative arts programs they are able to gains support and confidence in themselves.

JCMM provides the following:

- JCMM provides creative art programs for children, youth and disabled individuals to connect with each other which in return promote self-confidence.
- JCMM has partnered with World Vision, to help acquire sponsors for needy children around the globe. To date, over 1500 children have been sponsored as a result of this partnership.
- JCMM provides an environment for young girls through music and creative arts to develop a positive self-identity, self-esteem and a self-awareness as they develop in world of negative peer-pressure and pop culture.

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Newly Formed Entity

CHARITABLE GRANT RECOMMENDATION

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

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

Purpose: Provides Health Care and Health Education Services.

Website: www.lakheir.org

Revenue: \$3,634,000

MISSION/VISION:

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

BACKGROUND:

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

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

FISCAL IMPACT:

Donations will help fund on-going programs and services.

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

Location: 5523 34th Street, Sacramento, CA 95820

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

Website: www.lafcc.org

Revenue: \$3,103,093

MISSION/VISION:

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

BACKGROUND:

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

Location: PO Box 2018, Temecula, CA 92593

Purpose: Supports MARSOC and their Families

Website: www.marsocfoundation.org

Revenue: New Organization

MISSION/VISION:

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

BACKGROUND:

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

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Brian Fuller
Brad Baxter
David Morgan
Paul McConnell

CHARITABLE GRANT RECOMMENDATION

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

Location: 333 Laws Avenue, Ukiah, CA 95482

Purpose: Providing quality health care in Lake and Mendocino Counties

Website: www.mhcinc.org

Revenue: \$ 19,625,976

MISSION/VISION:

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

BACKGROUND:

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

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

Location: 221 Fig Avenue, Brea, CA 92821

Purpose: To Provide Recreational Sports to the Developmentally Challenged

Website: www.miracleleague.net

Revenue: \$86,815

MISSION/VISION:

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

BACKGROUND:

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

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

MLNOC Players:

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

MLNOC Volunteers & Coaches:

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

MLNOC Families:

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Steel Morris
Deborah Morris
Scott Clarkson

CHARITABLE GRANT RECOMMENDATION

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

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

Purpose: To Provide Programs to Those Living in Affordable Housing

Website: www.ohdcorp.com

Revenue: \$6,066,862

MISSION/VISION:

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

BACKGROUND:

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

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

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

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

Purpose: Human Services, Youth Development & Community Improvement

Website: www.proyectorpastoral.org

Revenue: \$2,133,499

MISSION/VISION:

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

BACKGROUND:

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

Proyecto Pastoral Programs:

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Executive Members

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

Members

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

CHARITABLE GRANT RECOMMENDATION

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

Location: 6405 Dana Avenue, Jurupa Valley, CA 91752

Purpose: To provide human services to the developmentally disabled.

Website: www.queenofhearts.org

Revenue: New Entity

MISSION/VISION:

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

BACKGROUND:

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

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

To Be Formed

CHARITABLE GRANT RECOMMENDATION

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

Location: PO Box 714, Coachella, CA 92236

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

Website: www.raicesdevalle.org

Revenue: New Entity

MISSION/VISION:

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

BACKGROUND:

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Forthcoming

CHARITABLE GRANT RECOMMENDATION

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

MISSION/VISION:

Serving to Empower the Homeless People of El Dorado County.

BACKGROUND:

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

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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