



VALLEY COMMONS EAST APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Star – VC East LP
Action:	Final Resolution
Amount:	\$3,500,000
Purpose:	Finance the Acquisition and Rehabilitation of Affordable Housing Apartments in the City of Grass Valley, County of Nevada, California
Activity:	Affordable Housing
Meeting:	October 14, 2011

Background:

Star-Holdings, based in Rockford, IL brings together nearly 450 skilled professionals in 10 states to create affordable housing solutions for the people who need them most. With more than 230 properties located in over 150 cities, they bring together a unique mix of people and resources critical in developing, renovating, building and managing affordable housing.

Star Development focuses on the acquisition, renovation, repositioning and development of affordable housing properties and neighborhoods. Their experience and skills in this arena allow them to undertake a broad spectrum of projects designed to produce results.

Star - Valley Commons East currently owns 7 properties and is now focusing helping Northern California with their shortage of affordable housing.

The Project:

The Valley Commons East Apartments project is an Acquisition Rehabilitation affordable multi-family housing development located in the City of Grass Valley, Nevada County, California. The 56 unit project is a Preservation project that will keep the historical and existing buildings intact.

The project will include a mix of one- and two-bedroom units for families earning between 50% and 60% of AMI. There are 7 buildings which are two-story, wood-frame construction. Site amenities will include recreational areas, barbecues, covered parking, refrigerator, disposal, blinds, laundry rooms, and Community Room with Kitchen.

The City of Grass Valley:

The City of Grass Valley is a member of the CMFA and held a TEFRA hearing on May 24, 2011. Upon closing the city is expected to receive approximately \$2,187 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$3,500,000	\$2,300,000
Developer Equity:	\$ 375,435	\$ 375,435
Deferred Developer Fee:	\$ 237,094	\$ 237,094
LIH Tax Credit Equity:	\$ 289,200	\$1,489,200
Direct & Indirect Public Funds:	<u>\$1,903,439</u>	<u>\$1,903,439</u>
Total Sources:	\$6,305,168	\$6,305,168
Uses of Funds:		
Acquisition Costs:	\$3,096,622	
Hard Construction Costs:	\$1,249,080	
Architect & Engineering Fees:	\$ 90,000	
Contractor Overhead & Profit:	\$ 170,800	
Developer Fee:	\$ 673,883	
Relocation:	\$ 10,000	
Cost of Issuance:	\$ 427,559	
Capitalized Interest:	\$ 105,000	
Other Soft Costs (Marketing, etc.):	<u>\$ 482,224</u>	
Total Sources:	\$6,305,168	

Terms of Transaction:

Amount:	\$3,500,000
Maturity:	30 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	October 2011.

Public Benefit:

The Valley Common East Apartments will provide 56 affordable apartments for low-income households with incomes at or below the area median income. Grass Valley's low-income community has a need for affordable housing.

Percent of Restricted Rental Units in the Project: 100%

31% (17 Units) restricted to 50% or less of area median income households; and

69% (38 Units) restricted to 60% or less of area median income households;

Unit Mix: 1 & 2 bedrooms

Term of Restriction: 55 years

Finance Team:

Lender:	U.S. Bank
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Lender Counsel:	Kutak Rock
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Borrower Counsel:	Reinhart Boerner Van Deuren SC
Borrower Consultant:	Community Preservation Partners, LLC

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution in the amount of \$3,500,000 of tax-exempt private activity bonds to finance the acquisition and rehabilitation of affordable housing in the City of Grass Valley, Nevada County, California.



HURON PORTFOLIO CONQUISTADOR VILLA & HURON GARDEN APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Community Preservation Partners & Hammond Family Limited Partnership
Action:	Final Resolution
Amount:	\$3,300,000
Purpose:	Finance the Acquisition and Rehabilitation of Affordable Housing Apartments in the City of Huron, County of Fresno, California
Activity:	Affordable Housing
Meeting:	October 14, 2011

Background:

To achieve its high quality standards, Community Preservation Partners draws on the collective experience of its 38-year-old parent company WNC, which employs 60 professionals with experience in every facet of affordable housing. Preservation of older affordable communities is a specialized and relatively new issue within the affordable housing industry, with each community having complex and unique needs. The Community Preservation Partners staff brings to the table the necessary experience, knowledge and resources which can benefit the revitalization of these older projects. Community Preservation Partners currently owns over 1,000 units with a total development cost of over \$90 million.

Community Preservation Partners is WNC & Associate's development arm. The Community Preservation Partners was formed primarily to create exit strategies for owners and investors of multifamily communities older than 10 years. Through the recapitalization of these older communities they are able to be kept as affordable housing. With both WNC as developer and property manager, the properties receive a high level of commitment to safe and clean communities.

The Project:

The Conquistador Villa and Huron Garden Apartments are an Acquisition Rehabilitation affordable multi-family housing development located in the City of Huron, Fresno County, California. The project consists of two scattered site properties, the Huron Garden Apartments and the Conquistador Villa Apartments with an aggregate total of 76 existing units. The project will include a mix of one-, two-, and three-bedroom units for families earning between 50% and 60% of AMI. Buildings will be two-story, wood-frame construction. The development amenities will include off-street parking, onsite management, laundry facilities and a playground. The unit amenities include central air conditioning, blinds and carpeting in all bedrooms and living rooms, vinyl floor coverings in kitchens and bathrooms.

The City of Huron:

The City of Huron is a member of the CMFA and held a TEFRA hearing on March 16, 2011. Upon closing the city is expected to receive approximately \$2,062 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$3,300,000	\$1,785,000
Cash Flow From Operations During Rehab:	\$ 63,988	\$ 97,500
Deferred Developer Fee:	\$ 111,665	\$ 111,665
LIH Tax Credit Equity:	\$ 0	\$1,481,488
Direct & Indirect Public Funds:	\$3,223,957	\$3,223,957
Existing Replacement Reserves:	<u>\$ 220,707</u>	<u>\$ 220,707</u>
Total Sources:	\$6,920,317	\$6,920,317

Uses of Funds:	
Acquisition Costs:	\$3,570,000
Hard Cost Contingency:	\$ 144,722
Hard Construction Costs:	\$1,256,265
Architect & Engineering Fees:	\$ 85,000
Contractor Overhead & Profit:	\$ 175,877
Developer Fee:	\$ 738,111
Relocation:	\$ 7,500
Cost of Issuance:	\$ 215,060
Capitalized Interest:	\$ 64,493
Other Soft Costs (Marketing, etc.):	<u>\$ 663,289</u>
Total Sources:	\$6,920,317

Terms of Transaction:

Amount:	\$3,300,000
Maturity:	30 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	November 2011.

Public Benefit:

The Conquistador Villa and Huron Garden Apartments will provide 76 affordable apartments for low-income households with incomes at or below the area median income. Huron's low-income community has a problem with a lack of affordable housing. This project will help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 100%
36% (27 Units) restricted to 50% or less of area median income households; and
64% (49 Units) restricted to 60% or less of area median income households;
Unit Mix: 1, 2, 3 & 4 bedrooms
Term of Restriction: 55 years

Finance Team:

Lender:	Rabobank N.A.
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Lender Counsel:	DLA Piper
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Borrower Counsel:	Cox, Castle & Nicholson LLP

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution in the amount of \$3,300,000 of tax-exempt private activity bonds to finance the acquisition and rehabilitation of affordable housing in the City of Huron, Fresno County, California.



MENDOTA PORTFOLIO COUNTRYWAY & MIDLAND MANOR APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Community Preservation Partners & Hammond Family Limited Partnership
Action:	Final Resolution
Amount:	\$3,200,000
Purpose:	Finance the Acquisition and Rehabilitation of Affordable Housing Apartments in the City of Mendota, County of Fresno, California
Activity:	Affordable Housing
Meeting:	October 14, 2011

Background:

To achieve its high quality standards, Community Preservation Partners draws on the collective experience of its 38-year-old parent company WNC, which employs 60 professionals with experience in every facet of affordable housing. Preservation of older affordable communities is a specialized and relatively new issue within the affordable housing industry, with each community having complex and unique needs. The Community Preservation Partners staff brings to the table the necessary experience, knowledge and resources which can benefit the revitalization of these older projects. Community Preservation Partners currently owns over 1,000 units with a total development cost of over \$90 million.

Community Preservation Partners is WNC & Associate's development arm. The Community Preservation Partners was formed primarily to create exit strategies for owners and investors of multifamily communities older than 10 years. Through the recapitalization of these older communities they are able to be kept as affordable housing. With both WNC as developer and property manager, the properties receive a high level of commitment to safe and clean communities.

The Project:

The Countryway and Midland Manor Apartments are an Acquisition Rehabilitation affordable multi-family housing development project located in the City of Mendota, Fresno County, California. The community was constructed in 1982 and 1990. The project consists of two apartment complexes (Countryway Apartments and Midland Manor Apartments) with a combined total of 14 buildings (seven on each site) and an aggregate total of 81 units, which includes two manager units. The unit mix consists of 1-, 2- and 3-bedroom unit types all restricted to households with incomes that are at or below 60% of the area median income. Construction is expected to begin September 2011 and the project is projected to enter the market July 2012. Buildings will be two-story, wood-frame construction. Site amenities will include recreational areas, barbecues, covered parking, refrigerator, disposal, blinds, laundry rooms, and Community Room with Kitchen.

The City of Mendota:

The City of Mendota is a member of the CMFA and held a TEFRA hearing on April 12, 2011. Upon closing the city is expected to receive approximately \$2,000 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$3,200,000	\$1,365,000
Cash Flow (during Rehab period):	\$ 0	\$ 141,617
Deferred Developer Fee:	\$ 279,610	\$ 279,610
LIH Tax Credit Equity:	\$ 0	\$1,526,063
Direct & Indirect Public Funds:	\$2,763,701	\$2,763,701
Other:	<u>\$ 0</u>	<u>\$ 167,320</u>
Total Sources:	\$6,243,311	\$6,243,311

Uses of Funds:	
Acquisition Costs:	\$2,882,000
Rehabilitation Costs:	\$1,353,248
Architect & Engineering Fees:	\$ 85,000
Contractor Overhead & Profit:	\$ 189,455
Hard Cost Contingency:	\$ 155,894
Developer Fee:	\$ 663,429
Relocation:	\$ 7,500
Cost of Issuance:	\$ 215,060
Capitalized Interest:	\$ 64,493
Other Soft Costs:	<u>\$ 627,232</u>
Total Sources:	\$6,243,311

Terms of Transaction:

Amount:	\$3,200,000
Maturity:	30 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	November 2011.

Public Benefit:

The Countryway and Midland Manor Apartments will provide 79 affordable apartments for low-income households with incomes at or below the area median income. Mendota's low-income community has a problem with a lack of affordable housing. This project will help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 100%
32% (25 Units) restricted to 50% or less of area median income households; and
68% (56 Units) restricted to 60% or less of area median income households;
Unit Mix: 1, 2 & 3 bedrooms
Term of Restriction: 55 years

Finance Team:

Lender:	Rabobank N.A.
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Lender Counsel:	DLA Piper
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Borrower Counsel:	Cox, Castle & Nicholson LLP

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution in the amount of \$3,200,000 of tax-exempt private activity bonds to finance the acquisition and rehabilitation of affordable housing in the City of Mendota, Fresno County, California.



NEVADA IRRIGATION DISTRICT JOINT POWERS AUTHORITY SUMMARY AND RECOMMENDATIONS

Applicant: Nevada Irrigation District

Action: Approve JPA Creation & Membership

Amount: \$26,000,000

Purpose: To Create a New JPA forming the Nevada Irrigation District Joint Powers Authority

Activity: Creating JPA

Meeting: October 14, 2011

Background:

The Nevada Irrigation District, (the “District”) is organized primarily to supply water for irrigation, municipal, domestic and industrial purposes. District water is available in wide areas of Nevada and Placer counties; the District also has storage and distribution facilities in Sierra and Yuba counties.

The CMFA has been requested by the District to join it in creating a new Joint Powers Authority to be called the Nevada Irrigation District Joint Powers Authority (“new JPA”). The new JPA would be a single purpose entity controlled by the District with the sole purpose of issuing bonds for the benefit of the District. The initial and immediate purpose of the JPA is to facilitate the issuance by the new JPA of the District’s upcoming revenue bonds in order to finance improvements to the District’s water system and to refund certain outstanding obligations of the District. Recent changes in the municipal market have resulted in an interest rate premium being charged to certificates of participation (as opposed to lease revenue bonds). Accordingly, with CMFA’s assistance the District desires to form the new JPA in order to issue revenue bonds in order to finance these improvements at the most cost-effective rate.

Changes in the municipal markets have significantly widened the cost of borrowing through issuance of certificates of participation versus revenue bonds. Substantively there is no difference between a revenue-secured COP and a revenue bond; the security for both forms of debt is identical. But because COPs are also used for lease-backed debt of cities, counties and school districts, and these are subject to annual appropriation, lease abatement, and other risks, there is some widespread market confusion. This confusion has been exacerbated by the demise of the bond insurance companies, which previously shielded investors from such complexity. Despite the fact that “revenue

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

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

The Project:

A portion of the proceeds of the revenue bonds will finance the acquisition of the Lower Cascade Canal/Banner Cascade Pipeline Project, consisting of approximately 5.5 miles of treated water pipe and 6.5 miles of raw water pipe. The raw water pipeline will convey existing and increased flows to the District’s Loma Rica and Elizabeth George water treatment plants. The treated water pipeline, which parallels portions of the proposed raw water pipeline, will expand water services to customers within the District’s service area who do not currently receive treated water service from the District. In addition, the treated water pipeline will increase system reliability in certain areas of the District, enhance fire protection and help facilitate future plans for transferring treated water between pressure zones and between existing water treatment plans.

A portion of the proceeds of the revenue bonds will be applied to refund a portion of the District’s outstanding Revenue Certificates of Participation (Refunding Project), Series 2002, in an amount to be determined at pricing.

Liability Issues for CMFA:

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

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

Anticipated Bond Closing:

December 2011

Public Benefit:

The improvements consist of necessary upgrades to the District’s water system designed to ensure continued system reliability, enhance fire protection and help facilitate future plans for transferring treated water between pressure zones and between existing water treatment plans.

Finance Team:

District:	Nevada Irrigation District
District General Counsel:	Minasian, Spruance, Meith, Soares & Sexton
Underwriter:	To be determined upon competitive sale
Bond Counsel:	Stradling Yocca Carlson & Rauth
CMFA Counsel:	Squire, Sanders & Dempsey
Financial Advisor:	First Southwest

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 Nevada Irrigation District for the purpose of forming the new joint powers authority to be known as the Nevada Irrigation District Authority.



CMFA Financings Enabled the Following Charitable Donations through the CFSC (2004-2011)

A Community of Friends -	\$ 10,000	Children's Day School -	\$ 6,333
A Place Called Home -	\$ 20,000	Children's Institute -	\$ 10,000
A Safe Place -	\$ 10,000	Chinatown Service Center -	\$ 5,000
ADONAI -	\$ 20,000	Clearwater Residential -	\$ 7,500
Alameda County -	\$ 8,503	Clinicas de Salud del Pueblo, Inc. -	\$ 15,000
All Peoples Christian Center -	\$ 10,000	Coalition for Responsible Comm. Dev. -	\$ 15,000
Alpha House -	\$ 10,000	Coastside Hope -	\$ 15,000
America Cares Foster Family Agency -	\$ 10,000	Comfort for Kids / Hospice of the East Bay -	\$ 20,000
America River Grange -	\$ 1,251	Community Gate Path -	\$ 12,796
Anaheim Community Foundation -	\$ 3,198	Concept 7 -	\$ 10,000
Anaheim Interfaith Shelter -	\$ 15,000	Contra Costa Food Bank -	\$ 13,707
Angel Flight Shelter -	\$ 30,000	Court Appointed Special Advocates of OC -	\$ 10,000
Arts Orange County -	\$ 10,000	Daniel Hernandez Youth -	\$ 20,000
Asian Pacific Community Fund -	\$ 15,000	Desert AIDS Project -	\$ 20,000
Asian Pacific Dispute & Resolution Center -	\$ 5,000	Desert ARC -	\$ 25,000
Asian Pacific Women's Center -	\$ 17,000	Desert Cancer Foundation -	\$ 20,000
Asian Women's Shelter -	\$ 10,000	Doors to Hope -	\$ 10,000
Bay Area Outreach & Recreation Program -	\$ 15,000	East Bay Children's Theater -	\$ 15,000
Bayfront Youth -	\$ 10,000	East Bay Zoological Society -	\$ 5,127
Bill Wilson Center -	\$ 20,000	Eden Youth and Family Center -	\$ 2,778
Borrego Community Health Foundation -	\$ 5,000	Eggelston Youth Center -	\$ 10,000
Boys & Girls Club of Coachella -	\$ 20,000	Eisenhower Medical Center	\$ 23,445
Boys & Girls Club of Redlands -	\$ 10,000	Elevate Your Game -	\$ 20,000
Boys & Girls Club of San Francisco -	\$ 15,000	Elmhurst Food Pantry -	\$ 2,778
Boys & Girls Club of South Coast Area -	\$ 10,000	EPIC -	\$ 5,000
Bridge Housing -	\$ 15,578	Family Crossroads -	\$ 15,000
Building Blocks for Kids -	\$ 15,000	Fish Food Bank -	\$ 10,000
Cabrillo Economic Development Corporation -	\$ 15,000	Fisher House -	\$ 35,000
California Family Life Center -	\$ 10,000	Food Bank of Contra Costa & Solano County -	\$ 15,000
California Youth Connection -	\$ 25,000	Food Bank of Monterey County -	\$ 10,000
Cameron House -	\$ 25,000	Food in Need of Distribution -	\$ 10,000
Camp Harmony -	\$ 20,000	Foundation at Fairplex (Big Yellow Bus) -	\$ 10,000
Cancer Angeles of San Diego -	\$ 30,000	Foundation for CSU San Bernardino -	\$ 8,521
Canyon Acres Children & Family Services -	\$ 10,000	Foundation for Children's Dental Health -	\$ 3,061
Casa Romantica -	\$ 5,000	Freedom Station -	\$ 15,000
Center for Land Based Learning -	\$ 10,000	Fresno County Economic Development Corp -	\$ 130
Center for the Pacific Asian Family -	\$ 1,000	Friends of Tulare County -	\$ 7,188
Chabad of California -	\$ 10,000	Furnishing Hope of Orange County -	\$ 25,000
Charles Drew University -	\$ 20,000	Gary Center -	\$ 20,000
Child Net -	\$ 30,000	George Mark House -	\$ 30,000



CMFA Financings Enabled the Following Charitable Donations through the CFSC (2004-2011)

Girl Scouts of Northern California -	\$ 10,000	Make A Wish Foundation of LA -	\$ 30,000
Good Sheppard -	\$ 20,000	Manzanita Services	\$ 5,000
Grace Land -	\$ 20,000	Marjorie Mason Center -	\$ 15,000
Great Northern Corporation -	\$ 5,000	Martha's Village and Kitchen -	\$ 15,000
Greater Stockton Foundation -	\$ 796	Mary Graham Children's Shelter Foundation -	\$ 2,589
Guardian Scholars -	\$ 20,000	Meals on Wheels -	\$ 2,500
Healthy Neighborhoods Venture Fund -	\$ 14,171	Micke Grove Zoological Society -	\$ 2,589
High Sierra Resource Conservation & Developm	\$ 25,000	Moral Values Program -	\$ 25,000
Hispanic Chamber of Commerce Edu. Fund -	\$ 10,000	Moss Beach Homes -	\$ 10,000
Homefront San Diego -	\$ 10,000	Muzeo Foundation -	\$ 6,889
Hope Through Housing Foundation -	\$ 10,000	National CORE -	\$ 7,937
Hope University -	\$ 25,000	Napethian Homes -	\$ 10,000
Housing California -	\$ 20,000	Navy League of the U.S. San Diego Council -	\$ 65,000
Imagine LA -	\$ 2,500	New Image Emergency Shelter for Homeless -	\$ 15,000
Industry Sheriffs Station YAL -	\$ 6,250	Niroga -	\$ 15,000
Inspire Life Skills Training, Inc. -	\$ 3,750	North Peninsula Food Pantry -	\$ 9,453
Iraq Star -	\$ 20,000	Nor Cal Vet Cemetery Endowment Fund -	\$ 1,913
IV Parks -	\$ 3,570	Oak Grove -	\$ 10,000
Jai Lao -	\$ 10,000	Oak View Park & Resource Center -	\$ 945
Joy Center -	\$ 40,000	Olive Crest -	\$ 10,000
Kern Bridges Youth Homes -	\$ 10,000	Olive Crest Academy -	\$ 20,000
Kern River Valley Senior Citizens -	\$ 10,000	Olive Crest Scholarship Fund -	\$ 20,000
Kettleman City Foundation -	\$ 4,253	Opera Noir -	\$ 10,000
Kids for the Bay -	\$ 10,000	Operation Gratitude -	\$ 20,000
Kids Konected -	\$ 10,000	Operation Homefront -	\$ 20,000
Kids Turn -	\$ 10,000	Operation Mend -	\$ 75,000
Kidsworks -	\$ 20,000	Operation Safehouse -	\$ 30,000
Koreatown Youth & Community Center -	\$ 5,000	Pacific American Volunteer Association -	\$ 20,000
Laborers of the Harvest -	\$ 9,000	Pacific Institute -	\$ 1,866
Laura's House -	\$ 20,000	Pasadena Senior Center	\$ 15,000
Lazarus Project -	\$ 15,000	People Who Care -	\$ 5,000
Leukemia Lymphoma Society -	\$ 35,000	Permission to Dream -	\$ 10,000
Lincoln Child Center -	\$ 10,000	Picture Me Happy -	\$ 5,000
Lodi House -	\$ 10,000	Pilipino Workers Center -	\$ 5,000
Long Beach Museum of Art -	\$ 30,000	Poverello House -	\$ 3,063
Los Angeles Arts High Foundation -	\$ 15,000	Rainbow Family -	\$ 50,000
Los Angeles Food Bank -	\$ 5,000	Ramona Animal Shelter -	\$ 2,344
Los Angeles Police Memorial Foundation -	\$ 15,000	Retirement Housing Foundation -	\$ 15,000
Los Angeles Regional Food Bank -	\$ 10,885	Richard Prado Senior Center -	\$ 10,000
Maitri -	\$ 25,000	Rob Dyrdek Foundation -	\$ 25,000



CMFA Financings Enabled the Following Charitable Donations through the CFSC (2004-2011)

Rosemary Children -	\$ 10,000	Thai Community Development Center -	\$ 10,000
Rural Communities Housing Dvlpmnt Corp -	\$ 15,000	The City of Commerce Scholarship Program -	\$ 6,250
Rural Community Assistance Corporation -	\$ 15,000	The Harold Pump Foundation -	\$ 25,000
Sacramento Child Advocates -	\$ 15,000	The Restart Center -	\$ 10,000
San Francisco Food Bank -	\$ 10,000	Ties for Adoption (Regents of UofC) -	\$ 18,500
San Lorenzo Help Center -	\$ 2,779	Torrance Cultural Arts Center Foundation -	\$ 15,626
San Pasqual Academy -	\$ 20,857	Tri-County Independent Living -	\$ 10,000
Search to Involve Pilipino Americans -	\$ 5,000	UC Riverside Pathways to Success -	\$ 20,000
Senior Nutrition Services	\$ 15,000	UCLA Entrepreneurship Boot Camp -	\$ 20,000
Shelter From the Storm -	\$ 10,000	UCLA Medical Student's Scholarship Fund -	\$ 10,000
Sky High Training -	\$ 15,000	Unicorn Garden -	\$ 10,000
Society for the Blind	\$ 15,000	Union of Pan Asian Communities -	\$ 10,000
Solano Community Foundation -	\$ 5,432	United Way of Central County -	\$ 2,344
Solano Economic Development Corporation -	\$ 4,953	United Way of Kern County Literacy Program -	\$ 9,000
Sonrisas Community Dental Center -	\$ 15,000	United Way of San Joaquin -	\$ 1,678
South Bay Children's Health Center -	\$ 70,000	Unity Counsel -	\$ 5,000
South Bay Youth -	\$ 12,437	USO Northern California -	\$ 5,000
Southeast Asian Community Alliance -	\$ 5,000	Venice Community Housing -	\$ 10,000
Southern California Indian Center -	\$ 10,000	Vernon Rotary Club -	\$ 6,250
SOVA -	\$ 20,000	Vista Del Mar -	\$ 20,000
SPUR -	\$ 4,623	Volunteer Center of Orange County -	\$ 10,000
St. Barnabas Senior Services -	\$ 15,000	WEAVE -	\$ 10,000
St. Johns Child & Family Development Center -	\$ 13,000	West Marin Senior Services -	\$ 10,000
St. Joseph's -	\$ 10,000	West Side Children's Center -	\$ 15,500
Stable Hands -	\$ 12,500	Wise and Healthy Aging -	\$ 15,000
Stand Down 08 -	\$ 10,000	Woman Haven -	\$ 10,000
Stanislaus Foundation -	\$ 5,063	Wonder Inc. -	\$ 10,000
Step Up on Second -	\$ 10,000	YMCA San Diego Armed Services -	\$ 10,000
Susan G Komen Cure Foundation -	\$ 10,736	YMCA San Francisco -	\$ 5,666
Tender Loving Canines -	\$ 20,000	YMCA Youth & Community Outreach -	\$ 5,000

Total Donations 2004 - 2011: \$2,990,350



CHARITABLE GRANT RECOMMENDATION

Asian Rehabilitation Services
Bladder Exstrophy Research Foundation
Breathe California
Chapman College AmVets Legal Clinic
Community Catalysts of California
Homeless Health Care Los Angeles
Jewish Family & Children's Services
Life Steps
Little Tokyo Service Center
Mar Vista Family Center
Rose Center Theater
Rural Community Assistance Corporation
Sierra Child & Family Services
SFMade
SJB Child Development Centers
SPARK
St. John's Health Center*
Swords into Plowshares
The Gathering Inn
Volunteers of America

Listed for Over One Year

Volunteers of America

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 REHABILITATION SERVICE** (1/14/2011)

Location: 1701 E. Washington Blvd. Los Angeles, CA 90021

Purpose: Provides vocational rehabilitation services and employment training services

Website: www.asianrehab.org

Revenue: \$3,013,541

MISSION/VISION:

Asian Rehabilitation Service, Inc. (ARS) believes in the uniqueness, worth, cultural integrity and right to human dignity for every person. It is our mission to provide vocational rehabilitation and other employment services by which individuals with disabilities can achieve their highest potential.

BACKGROUND:

Founded in 1972, ARS has a long history of providing quality commercial manufacturing assembly services and professional custodial services to our business and government customers.

Developing mutually beneficial partnerships with our customers has been crucial to our ongoing success. Customers receive quality business solutions to increase their bottom line, while simultaneously creating employment opportunities, building futures and promoting independence for individuals with disabilities.

ARS is CARF accredited for the following Community Employment Services programs:

- Job Development
- Job-Site Training
- Job Supports
- Organizational Employment Services

FISCAL IMPACT:

Donations will help fund the services provided and increases opportunities, build futures, and creates independence

BOARD OF DIRECTORS:

CHARITABLE GRANT RECOMMENDATION

Recipient: **BLADDER EXSTROPHY RESEARCH FOUNDATION (7/22/2011)**

Location: P.O. Box 13083, Newport Beach, CA 92694

Purpose: Provides Research and treatment for infants that are born deformed

Website: www.exstrophyresearch.org

Revenue: \$120,000

MISSION/VISION:

The Bladder Exstrophy Research Foundation is a non-profit 501(c)3 public charity dedicated to raising funds for research related to the cause and treatment of bladder exstrophy, a congenital birth defect. The Foundation also serves as a resource for information on current, ongoing and future research in this area.

BACKGROUND:

The Bladder Exstrophy Research Foundation (BERF) was established to help families that are dealing with their new-born deformities and cope with possible treatment options. Currently most specialist live and practice on the East Coast. The BERF helps educate doctors on how to treat Bladder Exstrophy. This allows the new-born children to receive treatment in their home area.

Bladder exstrophy is a rare, complex congenital birth defect that involves abnormalities of multiple body systems and organs including the lower abdominal wall, bladder, pelvis, genitalia, rectum and anus. The condition is thought to occur due to abnormal development of the cloacal membrane during early fetal growth. This malformation results in protrusion of the bladder through the lower abdominal wall.

Incidence rates for bladder exstrophy have been reported to occur in approximately one of every 30,000 live births, with an estimated 2:1 male to female ratio. Current methods for gathering and reporting such figures vary however, so actual occurrence may differ from that previously reported.

FISCAL IMPACT:

Donations will help provide treatment and research options to this foundation.

BOARD OF DIRECTORS:

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: **COMMUNITY CATALYSTS OF CALIFORNIA** (10/14/2011)
Location: 3760 Convoy Street, Suite 344, San Diego, CA 92111
Purpose: Provides Vocational Counseling, Job Placement and Other Services
Website: www.communitycatalystcalifornia.com
Revenue: \$170,382

MISSION/VISION:

Empowering Consumers, Enhancing Lives

BACKGROUND:

Community Catalysts of California is a not for profit 501(c)(3), charitable organization that provides vocational counseling, job placement, community-living skills training, residential support, in-home respite care, crisis intervention and other services to individuals with disabilities. Various private, federal, state and local agencies as well as generous donors in the community support us. We have successfully provided services for over twenty years with the fundamental goal of empowering disabled persons to live and work successfully in their communities and to reach their highest level of self-sufficiency and independence.

Community Catalysts of California is committed to being a positive catalyst for and in the communities it serves. They are guided by their vision to empower our consumers and enhance their lives and serve every consumer as an individual, with unique needs and aspirations. They go to our consumer's homes or other community location rather than require them to come to us. Community Catalysts of California achieves a higher level of service through our Code of Ethics and a strict Quality Assurance Program. They are committed to providing consumers, funders, donors, employers and the community with a consistently high return on their investment of time and support. Their first priority is to benefit those with disabilities, but they also want to engage the community and support the social perception that people with disabilities are an integral part of the community. The presence and participation of individuals with disabilities, by individuals without disabilities encourages acceptance of all individuals and strengthens the sense of community.

FISCAL IMPACT:

Donations will be used to provide funding to the programs that are provided.

BOARD OF DIRECTORS:

David Bond
Carey Storm
Neil Lien
David Kuhlman
Debra Mcquillen

CHARITABLE GRANT RECOMMENDATION

Recipient: CHAPMAN COLLEGE AMVETS LEGAL CLINIC (9/23/2011)
Location: One University Drive, Orange, CA 92866
Purpose: Provides Free Legal Services to Help Veterans
Website: www.chapman.edu/militarylawinstitute/
Revenue: \$-

MISSION/VISION:

Chapman's mission is to provide a personalized education of distinction that leads to inquiring ethical and productive lives as global citizens

BACKGROUND:

In January 2009, Chapman University School of Law launched the AMVETS Legal Clinic, a pro-bono legal clinic for military service personnel unlike any other on the West Coast. The program provides experience to law students and free legal representation to veterans, service members and their families. In just two short years the clinic has had tremendous success and has made a huge impact in the lives of active duty service members and veterans. By Spring 2011, the AMVETS Legal Clinic, had assisted over 70 clients, had 90 students participate in the program and had recovered approx. \$4.6 million in compensation and benefits for active and retired military and their families.

The AMVETS Legal Clinic is the cornerstone of Chapman's new Law Institute; it is housed in the first floor of the law school building. As the name implies, the AMVETS Legal Clinic is a cooperative effort with AMVETS Department of California, a non-profit organization that is committed to veterans and community service.

FISCAL IMPACT:

Donations will be used to provide cover the cost of the colleges pro-bono legal counsel to veterans.

BOARD OF DIRECTORS:

CHARITABLE GRANT RECOMMENDATION

Recipient: **HOMELESS HEALTH CARE LOS ANGELES (2/4/2011)**

Location: 2330 Beverly Blvd., Los Angeles, CA 90057

Purpose: To Improve the Lives of the Homelessness

Website: www.housingca.org

Revenue: \$4,016,789

MISSION/VISION:

The mission of Homeless Health Care Los Angeles (HHCLA) is to improve the health of homeless people through direct services, education and advocacy.

BACKGROUND:

Since 1985, board members, the executive director, staff and volunteers of HHCLA have dedicated themselves to improving the health of Los Angeles' homeless. When they see expressions of hope and relief on the faces of those whom they serve, they know that they, as professional social workers, health care advocates, trainers, sponsors, and donors, are truly making an impact on this enormous social problem. For example:

- Their multicultural, multidisciplinary staff uses a comprehensive case management model to provide a unique and highly successful drug treatment and health services program.
- Their training and education department provides skill-building training for homeless service providers to increase their abilities to effectively assist homeless people and gain a basic understanding of and develop skills in health and safety, mental health substance abuse, case management, counseling and tuberculosis.
- Their advocacy work is focused on affecting policy that increases access to health care services, which goes hand in hand with our mission of improving the health of our community.

FISCAL IMPACT:

This charitable donation would increase the odds of helping the homeless regain control of their lives and transform themselves into productive citizens.

BOARD OF DIRECTORS:

Carol Prescott
Matt Humphreys
Brenda Goldstein
Gail Kennard
Samantha Martinez
Richard Browne
Brad Gwinn
John W. Tsuang
Michael Lehrer
Scott Fears
Mark Edwards
Jacqui Biery
Carl King
Lisa Kring
CJ Martinez
Marsha Temple
Lisa Kaminir
David Langness

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:

CHARITABLE GRANT RECOMMENDATION

Recipient: **LIFE STEPS** (10/14/2011)

Location: 4041 Bridge Street, Fair Oaks, CA 95628

Purpose: Life Skills Training and Educational Programs to Abused Youth

Website: www.lifestepsusa.org

Revenue: \$79,248

MISSION/VISION:

The mission of LifeSTEPS is to provide effective educational and supportive services to maximize the strengths of individuals and build resilient communities.

BACKGROUND:

LifeSTEPS, Life Skills Training and Educational Programs, Inc., is a 501(c)(3) nonprofit charitable organization. By partnering with property owners and developers, LifeSTEPS provides high quality supportive services to residents of affordable housing. This group serves 176 senior and multifamily affordable housing complexes throughout California.

Founded in 1996, LifeSTEPS brings years of experience and specialization in social services to serve low-wage earners living in affordable housing, including children, teens, and adults. The STEP in LifeSTEPS stands for 'Skills Training and Educational Programs' and is the heart of their mission. We believe community development is built 'One STEP at a time.' Their vision is that every person touched by LifeSTEPS will be empowered with the skills, resources, and support to maintain stable housing and break the cycle of poverty.

Their founders believe that building affordable housing is only the first step. It is also essential to provide meaningful programs that empower people to move forward in their lives

We serve a diverse range of people who live in affordable housing. Their clients are primarily low wage earners performing vital jobs in their communities. They also include retired seniors, disabled adults, and children, all living on limited incomes.

FISCAL IMPACT:

Donations continue to fund the outreach programs of the organization.

BOARD OF DIRECTORS:

Beth Southorn – Executive Director

Craig Gillet

Meredith Chillemi

Liza Trujillo

Karen Cosio

Zolia Parodi

Maydy Bran-Orona

CHARITABLE GRANT RECOMMENDATION

Recipient: **LITTLE TOKYO SERVICE CENTER** (1/14/2011)
Location: 231 E. Third St., Suite G-106, Los Angeles, CA 90013
Purpose: Helps improve the lives of families through cultural social services
Website: www.ltsc.org
Revenue: \$379,248

MISSION/VISION:

The mission of the Little Tokyo Service Center, a Community Development Corporation, is to meet the critical needs of people and build community.

- We improve the lives of Individuals and families through culturally sensitive social services.*
- We strengthen neighborhoods through housing and community development.*
- We promote the rich heritage of the ethnic community.*

BACKGROUND:

For over 29 years, the Little Tokyo Service Center, a Community Development Corporation (LTSC CDC), has been an important resource for the residents of a diverse community. Founded in 1979, LTSC CDC is a nonprofit charitable organization serving Asian and Pacific Islanders throughout Los Angeles County who are in need, especially those facing language or cultural gaps, financial need, or physical disabilities.

FISCAL IMPACT:

Donations continue to funding the outreach programs of the organization.

BOARD OF DIRECTORS:

Bill Watanabe – Executive Director

Erich Nakano – Deputy Director

Dean Matsubayashi – Director of Community Economic Development

Gayle Yamada – Director of Development

Scarlet Sy – Director of Finance

Mike Murase – Director of Service Programs

Yasuko Sakamoto – Director of Social Services

CHARITABLE GRANT RECOMMENDATION

Recipient: **MAR VISTA FAMILY CENTER** (10/14/2011)
Location: 5075 S. Slauson Avenue, Culver City, CA 90230
Purpose: To help families make positive changes in their lives
Website: www.marvistafc.org
Revenue: \$2,203,089

MISSION/VISION:

The mission of Mar Vista Family Center (MVFC) is to provide low-income families with quality early childhood education, youth enrichment, and educational tools to create positive change in their lives and their communities.

BACKGROUND:

Mar Vista Family Center was founded in 1977 as a preschool for low-income families that aimed to engage parents as partners in the education of their children. In 1980, after functioning in a public school bungalow for three years, a preschool facility was built at the end of a cul-de-sac in the same crime-ridden area that a local gang called home. Three weeks after the preschool opened, the building was burned down. Realizing that the success of a rebuilt preschool would depend on the empowerment of community leaders and parents to play a larger role in the life of the preschool, the MVFC founders developed a model of increased community involvement and personal responsibility. Parents, teens and other members of the community became classroom volunteers, preschool teachers, mentors, fundraisers and community advocates. As additional services have been added over the years - to serve elementary and high school students, as well as adults - MVFC continues to involve the community in the decision-making and running of its programs. MVFC's long-term involvement with entire families has improved family functioning, decreased domestic violence and improved youths' academic successes and rates of attendance at institutes of higher education.

FISCAL IMPACT:

Donations continue to fund the outreach programs of the organization.

BOARD OF DIRECTORS

Susan Rosenblum – Board Chair
Nancy Gilson – Board Trustee
Dr. Sandra Sparling – Board Secretary
Halleh Yafeh, Esq – Board Counsel
Ronnie Avedon
Kristina Deutsch
John Dupuy
Claudia Estevez
H. Allen Evans
Cura Franklin
Venisa Ibarra
Jolisa Jones-Corey
Nikolas Lew
Terri Lyman
Edward Melendez
Judson Mock
Loren Montgomery, Esq.
Sandy Sirirat
Raymond Reisler

CHARITABLE GRANT RECOMMENDATION

Recipient: **ROSE CENTER THEATER** (10/14/2011)

Location: 14140 All American Way, Westminster, CA 92683

Purpose: To help families make positive changes in their lives

Website: www.rosecentertheater.org

Revenue: \$229,000

MISSION/VISION:

The Rose Center Theater is a non-profit, 501(c)(3) corporation located in the heart of Orange County. With its own "in house" production company headed by artistic Director Tim Nelson, the Rose Center Theater produces four Broadway-style Musicals every season. In addition, the Rose Theater serves the community in a variety of ways by helping bring the arts to young and old alike.

BACKGROUND:

The Beautiful Rose Center Theater is a State-of-the-Art Theater Complex located on All American Way in Westminster, California – right in the heart of Orange County. This elegant theater is the perfect venue to showcase a variety of theatrical performances and events.

They are now in their 6th season of Award Winning Musicals, this impressive 40-foot wide proscenium stage boasts a magnificent performance space designed with luxurious VIP/Performance boxes, beautiful backstage performer areas and a spacious glass enclosed upper and lower lobby.

Some areas of special interest include:

- Serving as a venue for youth theater production companies & local schools in order to give the children of all grade levels an opportunity to become involved with theater
- Volunteer and Intern program for students
- Volunteer programs for seniors

FISCAL IMPACT:

Donations could go towards the general fund or to purchasing "Name a Rose". Essentially you purchase a seat with a plaque on it. The proceeds go towards the general fund or improvement of the Theater.

BOARD OF DIRECTORS

Susan Rosenblum – Board Chair
Nancy Gilson – Board Trustee
Dr. Saundra Sparling – Board Secretary
Halleh Yafeh, Esq – Board Counsel
Ronnie Avedon
Kristina Deutsch
John Dupuy
Claudia Estevez
H. Allen Evans
Cura Franklin
Venisa Ibarra
Jolisa Jones-Corey
Nikolas Lew
Terri Lyman
Edward Melendez
Judson Mock
Loren Montgomery, Esq.
Sandy Sirirat
Raymond Reisler

CHARITABLE GRANT RECOMMENDATION

Recipient: **RURAL COMMUNITY ASSISTANCE CORPORATION**
(4/29/2011) (Previously donated to on 3/09/07)

Location: 3120 Freeboard Drive, Suite 201, West Sacramento, CA 95691

Purpose: Assists Rural Communities Achieve Their Goals

Website: www.rcac.org

Revenue: \$15,639,715

MISSION/VISION:

Provides technical assistance, training and financing so rural communities achieve their goals and visions.

BACKGROUND:

Rural Community Assistance Corporation was founded in Sacramento, California on Oct. 1, 1978. Funding from The Rosenberg Foundation allowed RCAC to establish itself as a multi-state agency helping to build the capacity of other nonprofit agencies and create new agencies to serve low-income people living in rural communities in the western United States.

RCAC is committed to green initiatives in affordable housing development, environmental programs and lending, and in its organizational operations. They seek new partnerships and opportunities to advance comprehensive community development as they strive to become the provider of choice. As this year unfolds, RCAC will rise to a new level of accountability to their clients and funders to create opportunities in rural America.

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Dr. Florine Raitano

Elizabeth Moore

Robert Rendon

Anita Gahimer Crow

Sandra Borbridge

Ann Harrington

Joe Herring

Nalani Fujimori Kaina

Vickie Kitseallyboy Oldman-John

David E. Provost

Jon Townsend

William H. Wiese, MD

Kirke Wilson

CHARITABLE GRANT RECOMMENDATION

Recipient: **SIERRA CHILD & FAMILY SERVICES** (10/14/2011)

Location: 4250 Fowler Lane, #204, Diamond Springs, CA 95619

Purpose: Provides Child and Family Services for Emotionally Disturbed Boys and Girls

Website: www.sierracfs.org

Revenue: \$58,010

MISSION/VISION:

Sierra Child and Family Services provides residential, educational and community based programs for emotionally disturbed girls and boys in Northern California. The program includes a full continuum of care to ensure all children are served in the least restrictive environment possible.

BACKGROUND:

Sierra Child and Family Services was founded in 1988 to provide residential and educational services for emotionally disturbed children in Northern California. The program began on a five acre ranch in Placerville, originally serving six boys in residential care and in the on-site nonpublic school.

The children at SCFS face a wide range of challenges, including histories of mental health disorders, learning disabilities, and in some cases, physical or sexual abuse and neglect. Their staff works with children and families as a team to bring an increased level of health and functioning to the entire unit, and to provide a better chance for a successful future. The components of their programs include:

- Residentially Based Services
- A Non-Public School
- Outpatient / Wraparound Services
- Equine Assisted Psychotherapy (EAP)

FISCAL IMPACT:

The donation goes directly to placing people in manufacturing jobs and to further their services.

BOARD OF DIRECTORS:

Barry Harwell - Executive Director

Brandon Dinon - President

Michelle Vien -Vice-President

Monica Carrillo - Secretary

Christa Blair - Treasurer

Jennifer Baland

Leah Bielejeski

Laurie Heyman

CHARITABLE GRANT RECOMMENDATION

Recipient: **SFMADE** (8/12/20011)

Location: The Tech Shop Building, 926 Howard, St. San Francisco, CA 94103

Purpose: Supports building up the manufacturing sector in San Francisco

Website: www.sjbcdc.org

Revenue: \$156,710

MISSION/VISION:

SFMade's mission is to build and support a vibrant manufacturing sector in San Francisco, that sustains companies producing locally-made products, encourages entrepreneurship and innovation, and creates employment opportunities for a diverse local workforce.

BACKGROUND:

Their vision is a more diverse and sustainable local economy, where companies who design and manufacture products locally thrive, in turn, creating quality jobs for people from all walks of life and contributing to the overall economic and social vibrancy of our City.

SFMade engages directly with entrepreneurs and growing small companies, all of whom are headquartered in and manufacture within San Francisco, offering industry-specific education, networking opportunities, and connecting these companies to powerful local resources. By building strong companies, SFMade helps sustain and create job opportunities for the City's low-income communities and individuals with less typical education, experience, or skills. We also work with manufacturers directly on workforce issues, including connecting companies to local hiring resources and job training programs and connecting their workers to relevant local resources and assistance.

In addition to working with manufacturers and their employees, SFMade engages with the larger San Francisco community, offering educational workshops, factory tours, and other programs designed to heighten the public awareness of manufacturing, the craftspeople they employ, and their collective role in the local economy. SFMade also collaborates with both the public and private sectors to define and enhance the local infrastructure -from access to capital to industrial land use policy -required to support a vibrant manufacturing sector. In our work, SFMade seeks to develop and share a model for manufacturing incubation that other major US cities can use to catalyze their own local manufacturing sectors.

FISCAL IMPACT:

The donation goes directly to placing people in manufacturing jobs and to further their services.

BOARD OF DIRECTORS:

Mark Dwight
Alicia Esterkamp Allbin
Maureen Futtner
Gary Groff
Rob Glen
Jeff Gustafson
Fritz Maytag
Robin McRoskey-Azevedo
Scott Smith
Kate Sofis

CHARITABLE GRANT RECOMMENDATION

Recipient: **SJB CHILD DEVELOPMENT CENTERS** (8/12/20011)
Location: 1400 Parkmoor Avenue, Ste. 220, San Jose, CA 95126
Purpose: Supports Child Care
Website: www.sjbcdc.org
Revenue: \$7,829,590

MISSION/VISION:

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

BACKGROUND:

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Officers

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

Members

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

CHARITABLE GRANT RECOMMENDATION

Recipient: **SPARK** (7/1/2011)

Location: 10900 Wilshire Blvd., 5th Floor, Los Angeles, CA 90024

Purpose: To Provide Mentoring and Scholarship Programs to the Less Fortunate

Website: www.sparkprogram.org

Revenue: \$267,966

MISSION:

Spark's mission is to provide life-changing apprenticeships to youth in underserved communities across the United States.

BACKGROUND:

Founded in 2004 by teachers Chris Balme and Melia Dicker, Spark has always aspired to strengthen the community in two ways: by helping youth become motivated learners and connected community members, and by encouraging adults to nurture the next generation through mentoring and volunteerism.

Spark has grown rapidly since its inception. Enrollment grew by more than 50% year over year, and after five years, Spark expanded from the San Francisco Bay Area to Los Angeles in 2010 and Chicago in 2011, with plans to expand to the east coast by 2013.

In 2011, Spark will create its 1,000th apprenticeship. Studies of Spark's initial cohort of students reveal that over 98% are on track to graduate from high school on time. This is true for only 50-60% of their non-Spark peers in a similar demographic. 95% of Spark students report improvements in areas such as self confidence, motivation, goal-setting, and team work, and in skills such as financial literacy, public speaking, and networking/resourcefulness. In a focused survey from 2009, 97% of students responded that participating in Spark made them more interested in learning, and 77% reported being more interested in school.

FISCAL IMPACT:

The donations can sponsor specific students or the program as a whole. .

BOARD OF DIRECTORS:

Charlie Cohen: COO, MGM

Joan I. Chu: Senior Partner, Monitor Group

Sarah & Alex Graves

Aaron Meyerson: President of Programming and Development, CBS Television Distribution

Robert Perrin: Partner, Latham & Watkins LLP

CHARITABLE GRANT RECOMMENDATION

Recipient: **ST. JOHN'S HEALTH CENTER (UCLA COMMUNITY PARTNERSHIP)** (11/12/2010)

Location: 2121 Santa Monica Blvd., Santa Monica, CA 90404

Purpose: To Provide Low Cost Health-Care to the Less Fortunate

Website: www.stjohns.org

Revenue: \$16,837,394

MISSION:

We will in the spirit of the Sisters of Charity, reveal God's healing love by improving the health of the individuals and communities we serve, especially those who are poor and vulnerable.

BACKGROUND:

Embedded in the mission of Saint John's Health Center is their commitment to providing leading-edge medicine with unwavering compassion and personalized care. For more than 65 years, the physicians and employees of Saint John's Health Center have focused on their healing ministry.

Saint John's is a 233 bed Primary Care hospital that serves the Santa Monica. Saint John's provides a full spectrum of treatment and diagnostic services. In particular, they are committed to Saint John's four areas of excellence: Cancer Care, Cardiac Care, Orthopedics, Women's Health, and a wide array of Other Health Services. The dedication of their nurses and physicians in these and all areas of health care, and their attention to patient needs, along with the overall excellence of the Health Center's staff, have helped Saint John's set the standard for health care now and for years to come. They are in the process of constructing the Howard Keck Diagnostic and Treatment Center, a 275,000-square-foot, four-story treatment facility that will house a state-of-the-art Emergency Department, surgery rooms with the latest technologies, and imaging centers to meet both in and out-patient needs.

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Rae W. Archibald, Ph.D

Sr. Marianna Bauder

Jim Birdwell

Waldo Burnside

Sr. Lynn Casey

Mary Flaherty

William Frumovitz, M.D.

Allan Goldman

Iao Katagiri

Joel Kessler, M.D.

Dale Laurance, Ph.D.

Lou Lazatin

William Murray

Sr. Marie Madeleine Shonka

Paul Torrens, M.D.

CHARITABLE GRANT RECOMMENDATION

Recipient: **SWORDS TO PLOWSHARES** (9/2/2011)
Location: 1060 Howard Street, San Francisco, CA 94103
Purpose: Veterans Rights Organization
Website: www.swords-to-plowshares.org
Revenue: \$6,339,769

MISSION:

War causes wounds and suffering that last beyond the battlefield. Our mission is to heal the wounds; restore dignity, hope and self-sufficiency to all veterans in need; and significantly reduce and prevent homelessness and poverty among veterans. Swords to Plowshares promotes and protects the rights of veterans through advocacy, public education and partnerships with local, state and national entities.

BACKGROUND:

Sword into Plowshares is a non-profit that assists veterans returning from combat transition to civilian life. The community-based organization was founded in 1974 and serves about 2000 returning veterans each year. Helping returning veterans become self-sufficient is one of their key service areas. Finding a job is one of the critical factors that will help a veteran transition into civilian life. Staff provides one on one career counseling to help veterans analyze their unique skill sets and how to incorporate those skills into a viable career. Other areas of significant support include transitional and permanent housing that is combined with comprehensive health care and benefit advocacy. Sword Case workers are position onsite at several non-profit housing projects in the bay area and provide ongoing casework support. In addition, special attention is provided to female veterans. This veteran population is often overlooked.

Lastly, the San Francisco-based non-profit works with community partners to help them understand the challenges veterans face. Sword offers specialized training for local police and emergency care personnel.

Sword is currently working on developing a project specifically to assist post-9/11 veterans. They are currently fundraising for a proposed project on Treasure Island to house and support returning young veterans and their families.

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Paul Cox, Board Chair
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CHARITABLE GRANT RECOMMENDATION

Recipient: **THE GATHERING INN** (9/2/2011)

Location: 201 Berkeley Ave, Roseville, CA 95678

Purpose: Human Services/ Homeless Services/ Centers

Website: www.thegatheringinn.com

Revenue: \$628,549

MISSION/VISION:

To provide help to the homeless and underserved

BACKGROUND:

On a cold day in January 2004, a group of ministers in Placer County met to talk about a longstanding problem in the community—there was no safe and warm place for people to go if they lacked housing during the coldest months of the year. The ministers represented many different faiths, but felt united in their desire to help those who were suffering each night in the cold.

Together, the ministers imagined gathering those who were homeless into the warmth of their churches, to provide supper, overnight accommodations and hospitality. They discussed the nomadic model of care, which had been used successfully in many other parts of the country. It was a simple concept that appealed to them: the site of the hosting church would change from one night to the next.

Over the next year, the group began developing The Gathering Inn; working to design the operation, raise funds, purchase a bus, enroll 23 churches to serve overnight guests, develop an Advisory Board and receive 501 (c)(3) nonprofit status.

Today, The Gathering Inn provides a community-based response to people in need in south Placer County by offering hope, dignity and a secure place to rest at night, in addition to a wide range of services that help clients get back on their feet again.

FISCAL IMPACT:

Donations go towards the programs that they provide. The money can be given to the general fund, shelter, community health clinic or “clothing closet”.

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CHARITABLE GRANT RECOMMENDATION

Recipient: **VOLUNTEERS OF AMERICA** (10/26/2010)

Location: 3530 Camino Del Rio North, Suite 300, San Diego, CA 92108

Purpose: Provides Services to those in need to rebuild their lives.

Website: www.voa.org

Revenue: \$11,094,999

MISSION/VISION:

At Volunteers of America, we are more than a nonprofit organization. We are a ministry of service that includes nearly 16,000 paid, professional employees dedicated to helping those in need rebuild their lives and reach their full potential.

Through our thousands of human service programs, including housing and healthcare, Volunteers of America helps more than 2 million people in over 400 communities in 44 states. Since 1896, we have supported and empowered America's most vulnerable groups, including at-risk youth, the frail elderly, men and women returning from prison, homeless individuals and families, people with disabilities, and those recovering from addictions. Our work touches the mind, body, heart — and ultimately the spirit — of those we serve, integrating our deep compassion with highly effective programs and services.

BACKGROUND:

The name Volunteers of America was selected when the organization was founded 114 years ago. It signified that the organization was comprised of people voluntarily choosing to help others. Our services are delivered through a partnership of professional staff, volunteers and other community supporters.

When Maud and Ballington Booth thought of names for their new organization 113 years ago, one word remained prominent: "volunteer." In those days, a volunteer was anyone who was committed to a mission or cause. Since its earliest days, when Volunteers of America brought food, medicine and comfort to people not served by other charities, volunteering has been instrumental in every aspect of the organization's ministry of service.

FISCAL IMPACT:

Your gift may provide such basic human necessities as shelter and food and such life-renewing assistance as rehabilitation and counseling.

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KENNETH HENRY COURT APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Satellite Housing, Inc.

Action: Initial Resolution

Amount: \$4,000,000 (Not to exceed)

Purpose: Finance the Acquisition and Construction of Affordable Housing Apartments in the City of Oakland, Alameda County, California

Activity: Affordable Housing

Meeting: October 14, 2011

Background:

With 45 years of experience, Satellite Housing, Inc. ("Satellite") currently serves over 1,600 low-income residents in 26 communities throughout the East Bay. Of these, thirteen are located in the City of Oakland. Satellite's activities include the development of new housing for low-income seniors, families, and special needs populations, rehabilitation and refinancing of new and existing properties, management of twenty-five affordable developments, and coordination of supportive services to the residents of these properties. Satellite is committed to quality, enduring, attractive, and affordable housing. Such housing is achieved through the establishment of strong development teams and a personal commitment to each development. Satellite has waiting lists at all of its Oakland properties and continues to receive frequent inquiries from its service partners regarding permanent affordable housing. This will be the fifth project with Satellite.

The Project:

The Kenneth Henry Court Apartments are an Acquisition Rehabilitation affordable multi-family housing development located in the City of Oakland, California. The project will contain a total of 51 units of affordable rental housing apartments. The development is currently in foreclosure due to the closing of Oakland Community Housing, Inc., a nonprofit housing provider that has

dissolved its operations but remains the owner of Kenneth Henry Court. With the goal of maintaining the property as an affordable development, Satellite intends to use \$400,000 in LISC financing to purchase the promissory note for the remaining principal and interest of a Citi Community Capital loan the Citi loan is in first position on the property, ahead of a State of California RHCP loan, and a City of Oakland loan. Several months ago Citi indicated that they intended to sell the note due to a pending offer from a market rate developer. Affordability restrictions on the property could be potentially wiped out if a for profit entity were to purchase the note from Citi and take ownership through the foreclosure process.

Kenneth Henry was developed in 1992 and is a 51-unit property composed of four separate buildings. Units range in size from one, two, three and four bedroom apartments. In addition to 40 parking spaces property amenities include central laundry, a community building with community room, manager's office computer lab, restrooms, lobby, small tot lot, and court-yard area.

The City of Oakland:

The City of Oakland is a member of the CMFA and will need to hold a TEFRA hearing. The City of Oakland is expected to receive approximately \$2,000 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Permanent:</u>
Tax-Exempt Bond Proceeds:	\$ 1,454,400
City of Oakland & RDA:	\$ 2,869,688
State of Ca RHCP:	\$ 2,955,406
Project Reserves:	\$ 76,000
Deferred Developer Fee:	\$ 315,977
Equity:	<u>\$ 2,202,083</u>
Total Sources:	\$ 9,873,554
Uses of Funds:	
Acquisition Costs:	\$ 4,786,094
Rehabilitation:	\$ 2,334,863
Architectural & Engineering:	\$ 297,000
Contactor Overhead & Profit:	\$ 165,137
Relocation:	\$ 20,000
Soft Costs:	\$ 1,394,548
Capitalized Interest:	\$ 87,958
Developer fee:	\$ 655,129
Costs of Issuance:	<u>\$ 132,825</u>
Total Sources:	\$ 9,873,554

Terms of Transaction:

Amount:	\$4,000,000 (not to exceed)
Maturity:	15 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	August 2011.

Public Benefit:

The Kenneth Henry Court Apartments will provide 51 affordable apartments for low-income households with incomes at or below the area median income. Oakland's low-income community has a serious need for affordable housing. This project will help keep the project affordable for another 55 years.

Percent of Restricted Rental Units in the Project: 100%

- 39% (20 Units) restricted to 35% or less of area median income households; and
- 5% (3 Units) restricted to 40% or less of area median income households; and
- 39% (20 Units) restricted to 50% or less of area median income households; and
- 17% (8 Units) restricted to 60% or less of area median income households;

Unit Mix: 1, 2, 3 and 4 bedrooms

Term of Restriction: 55 years

Finance Team:

Lender:	U.S. Bank, NA
Bond Counsel:	Jones Hall, LLP
Lender Counsel:	Kutak Rock LLP
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Borrower Counsel:	Gubb & Barshay, LLP
Financial Advisor:	Community Economics, Inc.

Recommendation:

It is recommended that the CMFA Board of Directors adopt an Initial Resolution in the amount of \$4,000,000 of tax-exempt private activity bonds to finance the acquisition and rehabilitation of the Kenneth Henry Court Apartments project located in the City of Oakland, Alameda County, California.

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



DRASNIN MANOR APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: East Bay Asian Local Development Corporation

Action: Initial Resolution

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

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

Activity: Affordable Housing

Meeting: October 14, 2011

Background:

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

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

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

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

The Project:

The Drasnin Manor Apartments is an acquisition/rehabilitation of an existing apartment project. The rehabbed apartments will consist of a 26 unit affordable family housing development that will house tenants with incomes below 50% of the Area Median Income. The 26 units will include one, two and three bedrooms. Amenities include a community room and a laundry room.

The City of Oakland:

The City of Oakland is a member of the CMFA and a TEFRA hearing needs to be held. Upon closing the City of Oakland is expected to receive approximately \$2,500 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$ 1,484,400
City of Oakland Loan:	\$ 2,100,439
State HCD Loan:	\$ 1,631,520
New City and NSP Loan:	\$ 2,959,031
AHP/Deferred Dev fee/Other:	\$ 455,813
Equity:	<u>\$ 2,341,271</u>
Total Sources:	\$10,972,474

Uses of Funds:	
Land Acquisition:	\$ 2,216,571
Building Acquisition:	\$ 2,216,571
Rehabilitation:	\$ 3,404,786
Architectural & Engineering:	\$ 270,321
Legal & Professional:	\$ 230,500
Loan interest/ fees:	\$ 287,714
Operating Reserves:	\$ 316,985
Contingencies:	\$ 771,957
Other soft costs including Dev Fee:	\$ 1,113,186
Costs of Issuance:	<u>\$ 143,883</u>
Total Uses:	\$10,972,474

Terms of Transaction:

Amount:	\$4,500,000 (Not to Exceed)
Maturity:	Up to 40 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	January, 20112

Public Benefit:

Twenty-six families will be able to enjoy high quality affordable housing in the City of Oakland. Amenities at the complex will include on-site parking, laundry facilities, picnic areas, community room and walking areas.

Percent of Restricted Rental Units in the Project: 100%
100% (25 Units) restricted to 50% or less of area median income households
Unit Mix: 1, 2 and 3 bedroom
Term of Restriction: 55 years

Finance Team:

Lender:	Citibank, N.A.
Lender Counsel:	Paul Hastings
Bond Counsel:	Jones Hall LLP
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Borrower Counsel:	Gubb & Barshay
Financial Advisor:	Community Economics, Inc.

Recommendation:

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

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