



CARITAS CORPORATION SUMMARY AND RECOMMENDATIONS

Applicant:	Caritas Acquisition I, LLC
Action:	Final Resolution
Amount:	\$ 60,000,000
Purpose:	Finance and Refinance the Acquisition of Four Mobile Home Parks Located in the City of Lancaster and the Counties of Placer, Solano and Tehama, California
Activity:	Affordable Housing (Mobile Home Park)
Meeting:	November 18, 2011

Background:

The Caritas Corporation is a California non-profit public benefit corporation. The mission of The Caritas Corporation is to own and operate affordable housing projects and create vibrant communities where quality of life, resident involvement and caring are priorities.

The Borrower for the Series 2011 Projects, Caritas Acquisitions I, LLC, was established as a California limited liability company with The Caritas Corporation serving as the sole member on July 13, 2010 by action of the Board of Directors of The Caritas Corporation. With the completion of the proposed project the combined organization will own eighteen mobile home parks, located throughout California. Their goal is to own and operate affordable housing projects (mobile home parks) that help lessen the burden of local government by providing and maintain affordable housing for persons of low income and means.

The Project:

The proceeds of the Bonds will be used: (1) to finance the acquisition of: (a) a 308 space mobile home park known as the Brierwood Mobile Home Estates located at 45800 Challenger Way, Lancaster, California 93535; (b) a 153 space mobile home park known as the Casa Grande Mobile Home Park located at 1002 Poplar Road, Vacaville, California 92843; (c) a 200 space mobile home park known as the Castle City Mobile Home Park located at 1588 Lisa Drive, Newcastle, California 92843; (d) a 144 space mobile home park known as the Snug Harbor Mobile Home Village located at 600 Rio Vista Avenue, Red Bluff, California 96080. (2) to finance capital improvements associated with any and all the foregoing mobile home parks; (3) to

fund a debt service reserve fund; (4) to pay capitalized interest on the Bonds; and (5) pay certain expenses incurred in connection with the issuance of the Bonds.

The Authority has previously issued its Mobile Home Park Senior Revenue Bonds (Caritas Projects) Series 2010A and B. The Series 2010 Projects and the Series 2011 Projects and the income therefrom will secure the Series 2010 Bonds and Series 2011 Bonds on a parity basis.

Brierwood is a 308-site mobile home park, constructed in 1970 on 37 acres. Amenities include a clubhouse with a community room, pool tables, laundry room, barbecue, pool, Jacuzzi and a basketball court. The coach mix consists of 298 doublewide units and 10 singlewide units.

Castle City is a 200-site mobile home park. Castle City` was constructed in 1970 on 68.0 acres. Amenities include a one-story recreational center with assembly room, pool, service kitchens, laundry room, fishing lakes and gardening lots. The coach mix consists of 180 doublewide units and 20 singlewide units.

Casa Grande is a 153-site mobile home park on 19.02 acres constructed in 1972. Amenities include clubhouse, community room, pool, jacuzzi, laundry room and barbecue. The coach mix consists of 145 doublewide units and 8 single-wide units.

Snug Harbor is a 114-site mobile home park with 7 Recreational Vehicle spaces on 14.46 acres constructed in 1970. Amenities, which were recently remodeled include [common area recreation facilities, consisting of a kitchen, laundry room, barbeque, pool and jacuzzi. The coach mix consists of 54 doublewide units, 53 single-wide units and 7 RV spaces. Eighty percent of the single-wide units may be converted to doublewide.

City of Lancaster, Counties of Placer, Solano and Tehama

The City of Lancaster and the counties of Placer & Solano all held a TEFRA on November 8, 2011. The County of Tehama is scheduled to hold a TEFRA on December 6, 2011. Upon closing, the municipalities are expected to share approximately \$21,875 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Bond Proceeds- Series A&B:	\$46,100,000
Seller Carry back-Series C:	<u>\$ 3,450,000</u>
Total Sources:	\$49,550,000

Uses of Funds:

Park Acquisition Costs:	\$44,026,250
Debt Service Reserve Fund:	\$ 3,792,500
Cost of Issuance:	\$ 926,250
Reserve & Replacement Fund:	<u>\$ 805,000</u>
Total Uses:	\$49,550,000

Terms of Transaction:

Amount:	\$60,000,000
Rate:	Fixed
Maturity:	2046
Collateral:	Parity Deeds of Trust on property.
Bond Purchasers:	Institutional & Retail
Estimated Closing:	December 2011
Expected Rating:	BBB- (Series A and B)

The C Series Bonds are unrated second subordinate bonds that will be issued as seller carry back financing and placed privately with the sellers of three of the parks.

Public Benefit:

Financing allows the residents to continue to enjoy affordable rents. There is a need of affordable housing in all of the project locations.

Brierwood Mobile Home Estates:

Percent of Restricted Rental Pads in the Project: 20%
20% (61 of 308 total spaces) restricted to 50% or less of area median income household

Casa Grande Mobile Home Park:

Percent of Restricted Rental Pads in the Project: 20%
20% (31 of 153 total spaces) restricted to 50% or less of area median income household

Castle City Mobile Home Park:

Percent of Restricted Rental Pads in the Project: 20%
20% (40 of 200 total spaces) restricted to 50% or less of area median income household

Snug Harbor Mobile Home Village:

Percent of Restricted Rental Pads in the Project: 20%
20% (29 of 144 spaces) restricted to 50% or less of area median income household

Finance Team:

Underwriter:	Westhoff, Cone & Holmstedt
Bond Counsel:	Squire, Sanders & Dempsey LLP
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Underwriter's Counsel:	Quint & Thimmig
Borrower Counsel:	Corbett, Steelman & Specter
Financial Advisor:	Sperry Capital Inc.
Trustee:	Wells Fargo Bank, N.A.
Rating Agency:	Standard & Poor's
Oversight Agent:	Wolf & Company Inc.

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$60,000,000 to finance the acquisition of four mobile home parks located in the City of Lancaster, County of Placer, County of Solano and County of Tehama, California.



YUCCA TRAILS APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Community Preservation Partners
Action:	Initial Resolution
Amount:	\$3,000,000 (Not to exceed)
Purpose:	Finance the Acquisition and Rehabilitation of Affordable Housing Apartments in the County of San Bernardino, California
Activity:	Affordable Housing
Meeting:	November 18, 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.

This will be CMFA's second transaction with Star-Holdings.

The Project:

The Yucca Trails Apartments project is an acquisition and rehabilitation of affordable multi-family housing developments located in the area of Joshua Tree, County of San Bernardino,

California. The project will contain a total of 49 units of affordable rental housing apartments. The project will include a mix of one and two bedroom units for families earning between 50% and 60% of AMI. Site amenities will include recreational areas, barbecues, covered parking, refrigerator, disposal, blinds, laundry rooms, and Community Room with Kitchen.

The County of San Bernardino:

The County of San Bernardino is a member of the CMFA and will need to hold a TEFRA hearing. The County of San Bernardino is expected to receive approximately \$1,875 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond Proceeds:	\$2,500,000
Existing 515 Loan:	\$2,029,967
USDA Replacement Reserves:	\$ 100,831
Deferred Developer Fee:	\$ 113,000
Equity:	<u>\$ 196,380</u>
Total Sources:	\$4,940,178

Uses of Funds:	
Land Acquisition:	\$ 275,000
Building Acquisition:	\$1,769,169
Rehabilitation:	\$1,492,523
Legal and Professional:	\$ 95,000
Third Party Reports:	\$ 60,000
Title/ Closing Costs:	\$ 187,014
Reserves:	\$ 280,831
Developer Fee:	\$ 551,316
Cost of Issuance:	<u>\$ 229,325</u>
Total Sources:	\$4,940,178

Terms of Transaction:

Amount:	\$3,000,000 (not to exceed)
Maturity:	40 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	June 2012

Public Benefit:

The Yucca Trails Apartments will provide 49 affordable apartments for low-income households with incomes at or below the area median income. The Joshua Tree low-income community has a

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%
68% (34 Units) restricted to 50% or less of area median income households; and
32% (15 Units) restricted to 60% or less of area median income households;
Unit Mix: 1 and 2 bedrooms
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Lender Counsel:	TBD
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Borrower Counsel:	Cox, Castle & Nicholson LLP

Recommendation:

It is recommended that the CMFA Board of Directors adopt an Initial Resolution in the amount of \$3,000,000 of tax-exempt private activity bonds to finance the acquisition and rehabilitation of affordable housing in the Unincorporated County San Bernardino, California.

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



PIEDMONT APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Wasatch Properties

Action: Initial Resolution

Amount: \$28,000,000 (Not to Exceed)

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

Activity: Affordable Housing

Meeting: November 18, 2011

Background:

Wasatch Properties' mission is to acquire undervalued properties, add value through rehabilitation and improvements and provide exemplary service to their residents, coworkers, business partners, suppliers and lenders. CEO, Dell Loy Hansen states, "Our business of caring for our fellow beings housing and security needs, performed with great respect, will leave a lasting mark on the communities and people we touch." This approach is carried over to their residential buildings. All of their apartments are dedicated to providing an environmentally friendly community which results in a lower impact on the environment. Their energy saving building materials and construction methods result in long term cost saving benefits to their residents.

Wasatch Properties currently has 60 plus apartment communities with over 15,000 units under management. Their properties are spread throughout California, Utah, Arizona, Colorado, and Washington.

The Project:

Piedmont Apartment is an Acquisition/Rehab multi-family housing development located in the City of Oakland, California. The project will contain a total of 250 units of affordable rental housing apartments. The project will include a mix of studios and 1-bedroom units for residents

earning between 50% and 60% of AMI. The 5-story building is of concrete construction and was built in 1974. Site amenities will include gated parking area, heated swimming pool, exercise room and a computer learning center with part time Instructor. The site is centrally located with easy access to public transportation, schools, supermarket and Kaiser Permanente.

The City of Oakland:

The City of Oakland is a member of the CMFA and will need to hold a TEFRA hearing. Upon closing the City of Oakland is expected to receive approximately \$15,000 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond:	\$28,000,000
Developer Equity:	<u>\$ 8,321,959</u>
Total Sources:	\$34,321,959

Uses of Funds:	
Land & Building Acquisition:	\$23,175,000
Rehabilitation:	\$ 5,250,000
Architectural & Engineering:	\$ 70,000
Legal and Professional:	\$ 60,000
Soft Costs, Contingency & Developer Fee:	\$ 2,600,000
Lease-up and Reserves:	\$ 1,786,959
Cost of Issuance	<u>\$ 480,000</u>
Total Uses:	\$34,321,959

Terms of Transaction:

Amount:	\$28,000,000 (Not to Exceed)
Maturity:	30 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	March 2012

Public Benefit:

A total of 250 residents will continue to enjoy high quality affordable housing in the City of Oakland. Services at the complex will include on-site parking, laundry facilities, air conditioning, heated pool, and children's play areas and an on-site Learning Program.

Percent of Restricted Rental Units in the Project: 100%
11% (27 Units) restricted to 50% or less of area median income households; and
89% (223 Units) restricted to 60% or less of area median income households.
Unit Mix: Studios, 1 and 2 bedrooms
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Lender Counsel:	TBD
Borrower Counsel:	Chernove & Associates

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$28,000,000 for the Piedmont Apartments 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.



FORESTER SQUARE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Wakeland Housing & Development Corporation
Action:	Final Resolution
Amount:	\$6,930,732
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Santee, San Diego County, California
Activity:	Affordable Housing
Meeting:	November 18, 2011

Background:

Wakeland was founded in 1998 as a nonprofit corporation. With its for-profit and non-profit partners, Wakeland has developed, acquired and rehabilitated over 5,000 units of affordable housing, emerging as a leader in affordable housing communities in San Diego and throughout California.

Wakeland works with a variety of municipalities, developers and redevelopment agencies throughout California. They utilize federal, state and local funding resources including tax exempt bonds and tax credits and leverage other funds from the private and public sectors.

Wakeland's board of directors is comprised of affordable-housing, community and business leaders. Their team of highly qualified staff has expertise in both affordable housing and on-site resident service programs that offer unique opportunities for families and individuals to enhance their job marketability and enrich their lives. This is the second transaction that the CMFA has participated in with Wakeland Development.

The Project:

Forester Square Apartments is a new, affordable multi-family housing development located at 8820 Olive Lane, Santee, California. It will be situated on a 1.26 acre site and will consist of 44

total units, of which 43 will be restricted to families with household incomes between 50% and 60% of the area median income, and one manager's unit. The Project will consist of two 3-story walk-up buildings plus one ancillary building that will contain the leasing office and laundry room. Construction is scheduled to begin in January 2012 with a construction period of 12 months. Site amenities will include gated access, recreational areas, community room, barbecues, tot-lot, and covered parking.

The City of Santee:

The City of Santee is a member of the CMFA and held a TEFRA hearing on June 8, 2011. Upon closing the city is expected to receive approximately \$4,331 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$ 6,930,732	\$ 2,642,631
Deferred Developer Fee:	\$ 0	\$ 300,000
LIH Tax Credit Equity:	\$ 400,000	\$ 4,536,757
Direct & Indirect Public Funds:	\$ 4,697,125	\$ 5,494,000
Other (Def. Int. & bus. Inv. Tax Credit):	<u>\$ 140,914</u>	<u>\$ 145,914</u>
Total Sources:	\$12,168,771	\$13,119,302

Uses of Funds:	
Acquisition:	\$ 1,689,000
New Construction Costs:	\$ 5,653,730
Relocation:	\$ 47,880
Architectural:	\$ 463,000
Survey & Engineering Fees:	\$ 300,000
Contingency Costs:	\$ 597,358
Construction Period Expenses:	\$ 495,638
Permanent Financing Expenses:	\$ 105,413
Legal Fees:	\$ 89,499
Capitalized Reserves:	\$ 108,096
Reports & Studies:	\$ 25,000
Other (Marketing, etc):	\$ 2,059,688
Developer Costs:	<u>\$ 1,485,000</u>
Total Uses:	\$13,119,302

Terms of Transaction:

Amount:	\$6,930,732
Maturity:	30 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	November 2011

Public Benefit:

Forty-three families will now be able to enjoy high quality affordable housing in the City of Santee. Services at the complex will include on-site parking, laundry facilities, air conditioning, picnic areas and children's play areas and after school programs.

Percent of Restricted Rental Units in the Project: 100%
16% (7 Units) restricted to 50% or less of area median income households; and
84% (36 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:	U.S. Bank National Association
Bond Counsel:	Stradling, Yocca, Carlson & Rauth LLP
Lender Counsel:	DLA Piper LLP
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Borrower Counsel:	Nixon Peabody LLP

Recommendation:

It is recommended that the CMFA Board of Directors approve a final resolution of \$6,930,732 for the Forester Square Apartments affordable housing project located in the City of Santee, San Diego County, California.



YUCCA TRAILS APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Community Preservation Partners
Action:	Initial Resolution
Amount:	\$3,000,000 (Not to exceed)
Purpose:	Finance the Acquisition and Rehabilitation of Affordable Housing Apartments in the County of San Bernardino, California
Activity:	Affordable Housing
Meeting:	November 18, 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.

This will be CMFA's second transaction with Star-Holdings.

The Project:

The Yucca Trails Apartments project is an acquisition and rehabilitation of affordable multi-family housing developments located in the area of Joshua Tree, County of San Bernardino,

California. The project will contain a total of 49 units of affordable rental housing apartments. The project will include a mix of one and two bedroom units for families earning between 50% and 60% of AMI. Site amenities will include recreational areas, barbecues, covered parking, refrigerator, disposal, blinds, laundry rooms, and Community Room with Kitchen.

The County of San Bernardino:

The County of San Bernardino is a member of the CMFA and will need to hold a TEFRA hearing. The County of San Bernardino is expected to receive approximately \$1,875 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond Proceeds:	\$2,500,000
Existing 515 Loan:	\$2,029,967
USDA Replacement Reserves:	\$ 100,831
Deferred Developer Fee:	\$ 113,000
Equity:	<u>\$ 196,380</u>
Total Sources:	\$4,940,178

Uses of Funds:	
Land Acquisition:	\$ 275,000
Building Acquisition:	\$1,769,169
Rehabilitation:	\$1,492,523
Legal and Professional:	\$ 95,000
Third Party Reports:	\$ 60,000
Title/ Closing Costs:	\$ 187,014
Reserves:	\$ 280,831
Developer Fee:	\$ 551,316
Cost of Issuance:	<u>\$ 229,325</u>
Total Sources:	\$4,940,178

Terms of Transaction:

Amount:	\$3,000,000 (not to exceed)
Maturity:	40 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	June 2012

Public Benefit:

The Yucca Trails Apartments will provide 49 affordable apartments for low-income households with incomes at or below the area median income. The Joshua Tree low-income community has a

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%
68% (34 Units) restricted to 50% or less of area median income households; and
32% (15 Units) restricted to 60% or less of area median income households;
Unit Mix: 1 and 2 bedrooms
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Lender Counsel:	TBD
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Borrower Counsel:	Cox, Castle & Nicholson LLP

Recommendation:

It is recommended that the CMFA Board of Directors adopt an Initial Resolution in the amount of \$3,000,000 of tax-exempt private activity bonds to finance the acquisition and rehabilitation of affordable housing in the Unincorporated County San Bernardino, California.

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



SATELLITE FIRST COMMUNITIES SUMMARY AND RECOMMENDATIONS

Applicant: Satellite Housing, Inc.

Action: Final Resolution

Amount: \$35,000,000

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

Activity: Senior Affordable Housing

Meeting: November 18, 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 sixth project with Satellite.

The Project:

The Satellite First Communities Apartments project is an Acquisition Rehabilitation affordable multi-family housing development. The project will contain a total of 350 units of affordable rental housing apartments. The development is comprised of 5 separate buildings. Four of the buildings will be located in the City of Oakland while the other will be in the City of Berkeley.

The proceeds of the financing will be to provide a major rehabilitation of the 5 buildings. These buildings will be 100% affordable for senior citizens. This project will also create/retain 34 full time jobs. The Units will range in size from studio, 1 and 2 bedroom apartments. In addition to a community building there will be a manager's office, computer lab, restrooms, lobby, and courtyard area.

Due to CDLAC regulations, the project was submitted in four separate applications receiving four allocations. One financing will combine all four allocations.

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

Glenbrook Terrace:

The project is a five story structure containing 66 units, one elevator, one laundry room and maintenance shops and storage rooms. A small community room and small office are on the first floor. Each unit is furnished with a stove, refrigerator, window coverings (blinds), vinyl flooring in the baths and kitchens and carpeting throughout each unit. The scope of rehabilitation will include the installation of double paned windows, a solar hot water system, roof replacement, seismic structural upgrades and facade and landscaping improvements.

Park Boulevard Apartments:

This is a six story structure with 34 studio units, 6 one bedroom units, with one bedroom unit used as a community room and one bedroom unit used as an office. The complex is situated in a single family and multi-unit housing neighborhood with various commercial establishments such as restaurants, a grocery store, hardware store and a locksmith.

Satellite Central & Doh On Yuen Apartments:

This is a scattered site project consisting of two sites. The Satellite Central site is an existing 10-story structure containing 152 total units for low income seniors. There are 117 studios and 35 one bedroom units, with one unit for staff. The Doh On Yuen site is also an existing six-story structure which contains 45 total units for low income seniors. This site consists of 35 studios and 10 one bedroom units, with one studio used as a community room and one unit used as an office. Construction on both sites is expected to begin January 2010 and scheduled for completion December 2012.

Stuart Pratt Manor Apartments:

The Project is a five story structure containing 44 units. There will be 28 studios and 16 one bedroom suites. The target population is low income seniors. Rehabilitation will include replacement of windows, installation of solar hot water systems, roof replacements, and other updates.

The County of Alameda:

The County of Alameda is a member of the CMFA and held a TEFRA hearing on June 6, 2011. Upon closing the County of Alameda is expected to receive approximately \$16,882 as part of CMFA's sharing of Issuance Fees.

Project Financing:

Glenbrook Terrace:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$ 6,331,185	\$ 6,331,185
Developer Equity:	\$ 0	\$ 19
Deferred Developer Fee:	\$ 0	\$ 76,396
LIH Tax Credit Equity:	\$ 271,524	\$ 3,681,894
Income from Operations:	\$ 534,597	\$ 534,597
Seller Carry Back Loan:	<u>\$ 4,271,325</u>	<u>\$ 4,271,325</u>
Total Sources:	\$11,408,631	\$14,895,416

Uses of Funds:

Acquisition:	\$ 4,400,000
On & Off Site Costs:	\$ 18,286
Hard Construction Costs:	\$ 4,549,740
Architectural & Engineering Fees:	\$ 272,530
Developer Fee:	\$ 482,261
Relocation:	\$ 48,226
Cost of Issuance:	\$ 28,151
Capitalized Interest:	\$ 454,797
Other Soft Costs (Marketing, etc):	<u>\$ 4,641,425</u>
Total Uses:	\$14,895,416

Park Boulevard Apartments:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$4,644,534	\$2,958,018
Developer Equity:	\$ 0	\$ 12
Deferred Developer Fee:	\$ 0	\$ 47,013
LIH Tax Credit Equity:	\$ 271,524	\$2,576,007
Seller Carry Back Loan:	\$2,281,276	\$2,863,730
Other (Income from Operations):	<u>\$ 534,597</u>	<u>\$ 534,597</u>
Total Sources:	\$7,731,931	\$8,979,377

Uses of Funds:

Land Purchase:	\$2,350,000
On & Off Site Costs:	\$ 12,468
Hard Construction Costs:	\$3,164,926
Architectural & Engineering Fees:	\$ 211,186
Developer Fee:	\$ 373,710
Relocation:	\$ 37,371
Cost of Issuance:	\$ 21,815
Capitalized Interest:	\$ 352,427
Other Soft Costs (Marketing, etc):	<u>\$2,455,474</u>
Total Uses:	\$8,979,377

Satellite Central & Doh On Yuen Apartments:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$18,445,197	\$ 8,117,299
Developer Equity:	\$ 0	\$ 57
Deferred Developer Fee:	\$ 406,663	\$ 406,663
LIH Tax Credit Equity:	\$ 271,524	\$12,667,370
Other (Seller Carry Back Loan & Inc. from Operations):	<u>\$12,068,230</u>	<u>\$12,300,945</u>
Total Sources:	\$31,191,614	\$33,492,334

Uses of Funds:

Acquisition:	\$ 4,278,030
On & Off Site Costs:	\$ 61,551
Hard Construction Costs:	\$11,333,537
Architectural & Engineering Fees:	\$ 730,647
Contractor Overhead & Profit:	\$ 775,643
Developer Fee:	\$ 1,292,934
Relocation:	\$ 129,293
Cost of Issuance:	\$ 75,473
Capitalized Interest:	\$ 1,219,304
Other Soft Costs (Marketing, etc):	<u>\$13,595,922</u>
Total Uses:	\$33,492,334

Stuart Pratt Manor:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$4,411,994	\$2,002,161
Developer Equity:	\$ 0	\$ 12
Deferred Developer Fee:	\$ 0	\$ 50,539
LIH Tax Credit Equity:	\$ 271,524	\$3,255,557
Seller Carry Back Loan & Income from Operations:	<u>\$3,398,327</u>	<u>\$3,398,326</u>
Total Sources:	\$8,081,845	\$8,706,595

Uses of Funds:

Acquisition Costs:	\$3,950,000
On & Off Site Costs:	\$ 30,710
Hard Construction Costs:	\$3,069,021
Architectural & Engineering Fees:	\$ 198,407
Contractor Overhead & Profit:	\$ 214,054
Developer Fee:	\$ 351,096
Relocation:	\$ 35,110
Cost of Issuance:	\$ 20,495
Capitalized Interest:	\$ 331,101
Other Soft Costs (Marketing, etc):	<u>\$ 506,601</u>
Total Uses:	\$8,706,595

Terms of Transaction:

Amount:	\$35,000,000
Maturity:	30 years.
Collateral:	Deed of Trust on properties.
Bond Purchasers:	Private Placement.
Estimated Closing:	December 2011.

Public Benefit:

The Satellite First Communities Apartments will provide 344 affordable senior apartments for low-income seniors with incomes at or below the area median income. Oakland and Berkley's senior citizens have a serious need for affordable housing. This project will help keep the project affordable for another 55 years.

Glenbrook Terrace:

Percent of Restricted Rental Units in the Project: 100%
11% (7 Units) restricted to 50% or less of area median income households; and
89% (58 Units) restricted to 60% or less of area median income households
Unit Mix: Studio & 1 bedroom
Term of Restriction: 55 years

Park Boulevard:

Percent of Restricted Rental Units in the Project: 100%
15% (6 Units) restricted to 50% or less of area median income households; and
85% (34 Units) restricted to 60% or less of area median income households
Unit Mix: Studio & 1 bedroom
Term of Restriction: 55 years

Satellite Central & Doh On Yuen:

Percent of Restricted Rental Units in the Project: 100%
11% (21 Units) restricted to 50% or less of area median income households; and
89% (175 Units) restricted to 60% or less of area median income households
Unit Mix: Studio & 1 bedroom
Term of Restriction: 55 years

Stuart Pratt Manor:

Percent of Restricted Rental Units in the Project: 100%
16% (7 Units) restricted to 50% or less of area median income households; and
84% (36 Units) restricted to 60% or less of area median income households
Unit Mix: 1 & 2 bedrooms
Term of Restriction: 55 years

Finance Team:

Lender:	Citi Community Capital
Bond Counsel:	Jones Hall, LLP
Lender Counsel:	Paul, Hastings, Janofsky & Walker, 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 a Final Resolution in the amount of \$35,000,000 of tax-exempt private activity bonds to finance the acquisition and rehabilitation of senior affordable housing projects in the cities of Oakland and Berkeley, Alameda County, California.



KERN PORTFOLIO APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Community Preservation Partners & KC Investment Group

Action: Final Resolution

Amount: \$8,750,000

Purpose: Finance the Acquisition and Rehabilitation of Affordable Housing Apartments throughout the County of Kern, California

Activity: Affordable Housing

Meeting: November 18, 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 ("CPP") 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:

CPP has requested that the Authority finance the acquisition, rehabilitation and development of (i) a multifamily rental housing project located in the City of Arvin, California, known as Bear Mountain Apartments, (ii) a multifamily rental housing project located in the City of California City, California, known as California Terrace Apartments, (iii) a multifamily rental housing project located in the County of Kern, California, known as Weedpatch Apartments, and (iv) two multifamily rental housing projects located in the City of Wasco, California, known as Poso Manor Apartments and Rose Valley Apartments.

Due to CDLAC regulations, the project was submitted in three separate applications receiving four allocations. One financing will combine all four allocations.

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

Bear Mountain & Weedpatch Country Apartments:

These projects consist of two scattered sites, Bear Mountain Apartments and Weedpatch Country Apartments. Bear Mountain Apartments is an acquisition and rehabilitation of an affordable multi-family housing development which consists of 36 units in the City of Arvin. The Weedpatch Country Apartments is an acquisition and rehabilitation of an affordable multi-family housing development which consists of 36 units in unincorporated Kern County. Both projects will target families for most units, but there will be single individuals occupying some of the units. The families will be earning between 50% and 60% of AMI. The properties will include units with amenities including energy efficient appliances, blinds, carpeting, garbage disposal, heating, air conditioning, storage closet and balcony/patio.

California Terrace Apartments:

The California Terrace Apartments is an acquisition/rehabilitation project multi-family community that has been identified by the City of California City as an outstanding opportunity for a 100% affordable housing project. The project will contain a total of 31 units of affordable rental housing apartments. The project will include a mix of two, and three bedroom units for families earning between 50% and 60% of AMI. The rehabilitation will be completed in a manner that will not require permanent tenant relocation from the property. A small cost for relocation has been included in the budget to compensate tenants when moving to another unit within the property to make the rehabilitation process smoother. Site amenities will include recreational areas, barbecues, covered parking, refrigerator, disposal, blinds, laundry rooms, and Community Room with Kitchen.

Poso Manor Apartments and Rose Valley Apartments:

The Poso Manor Apartments and Rose Valley Apartments project is an acquisition and rehabilitation of affordable multi-family housing developments. The multi-family housing developments are scattered site projects that are located in the City of Wasco, California. Both sites are USDA 515 At-Risk acquisition/rehabilitation sites and are 100% affordable. The project will contain a total of 98 units of affordable rental housing apartments. The unit mix will include one, two, and three bedroom units for families earning between 50% and 60% of AMI. The projects units include energy efficient appliances, blinds, carpeting, garbage disposals, heating, air conditioning, storage closet, coat closet, walk-in closet and balcony/patio. Both sites are close to public schools, medical facilities, grocery shopping and employment.

Kern County Municipalities:

The City of Arvin become a member of the CMFA and held a TEFRA hearing on August 9, 2011. The City of California City became a member of the CMFA and held a TEFRA hearing on August 2, 2011. The City of Wasco is a member of the CMFA and held a TEFRA hearing on August 2, 2011. The County of Kern became a member and held a TEFRA hearing on August 16, 2011. The municipalities are expected to share approximately \$5,450 as part of CMFA's sharing of Issuance Fees.

Project Financing:

Bear Mountain & Weedpatch Country Apartments:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$3,170,000	\$1,575,000
Existing Replacement Reserves:	\$ 174,763	\$ 174,763
Deferred Developer Fee:	\$ 128,816	\$ 128,816
LIH Tax Credit Equity:	\$ 30,012	\$1,625,012
Direct & Indirect Public Funds:	\$3,234,698	\$3,234,698
Other (Cash Flow from Operations):	<u>\$ 58,050</u>	<u>\$ 58,050</u>
Total Sources:	\$6,796,339	\$6,796,339

Uses of Funds:

Acquisition Costs:	\$3,675,000
Hard Construction Costs:	\$1,134,000
Architectural & Engineering Fees:	\$ 106,000
Contractor Overhead & Profit:	\$ 158,760
Developer Fee:	\$ 732,614
Relocation:	\$ 10,000
Costs of Issuance:	\$ 203,239
Capitalized Interest:	\$ 58,050
Other Soft Costs (Marketing, etc):	<u>\$ 718,676</u>
Total Uses:	\$6,796,339

California Terrace Apartments:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$1,335,000	\$ 800,000
Existing Replacement Reserves:	\$ 148,018	\$ 148,018
Deferred Developer Fee:	\$ 117,756	\$ 117,756
LIH Tax Credit Equity:	\$ 83,730	\$ 618,730
Direct & Indirect Public Funds:	\$1,218,966	\$1,218,966
Other (Cash Flow from Operations):	<u>\$ 29,025</u>	<u>\$ 29,025</u>
Total Sources:	\$2,932,495	\$2,932,495

Uses of Funds:

Acquisition Costs:	\$1,450,000
Hard Construction Costs:	\$ 574,400
Architectural & Engineering Fees:	\$ 53,000
Contractor Overhead & Profit:	\$ 80,416

Developer Fee:	\$ 310,538
Relocation:	\$ 5,000
Costs of Issuance:	\$ 93,745
Capitalized Interest:	\$ 29,025
Other Soft Costs (Marketing, etc):	<u>\$ 336,371</u>
Total Uses:	\$2,932,495

Poso Manor Apartments and Rose Valley Apartments:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$4,220,000	\$2,925,000
Existing Replacement Reserves:	\$ 252,881	\$ 252,881
Deferred Developer Fee:	\$ 700,094	\$ 520,265
LIH Tax Credit Equity:	\$ 632,070	\$2,106,899
Direct & Indirect Public Funds:	\$3,017,664	\$3,017,664
Other (Cash Flow from Operations):	<u>\$ 58,050</u>	<u>\$ 58,050</u>
Total Sources:	\$8,880,759	\$8,880,759

Uses of Funds:

Land Purchase:	\$4,100,000
Hard Construction Costs:	\$2,182,000
Architectural & Engineering Fees:	\$ 52,000
Contractor Overhead & Profit:	\$ 305,480
Developer Fee:	\$ 951,784
Relocation:	\$ 10,000
Costs of Issuance:	\$ 197,364
Capitalized Interest:	\$ 58,050
Other Soft Costs (Marketing, etc):	<u>\$1,024,081</u>
Total Uses:	\$8,880,759

Terms of Transaction:

Amount:	\$8,750,000
Maturity:	40 years.
Collateral:	Deed of Trust on properties.
Bond Purchasers:	Private Placement.
Estimated Closing:	December 2011

Public Benefit:

The Kern County Portfolio of Apartments will provide 199 affordable apartments for low-income households with incomes at or below the area median income. These project will help supply the area with affordable housing for 55 years.

Bear Mountain & Weedpatch Country Apartments:

Percent of Restricted Rental Units in the Project: 100%

31% (22 Units) restricted to 50% or less of area median income households; and

69% (48 Units) restricted to 60% or less of area median income households;

Unit Mix: 1, 2, 3 and 4

Term of Restriction: 55 years

California Terrace Apartments:

Percent of Restricted Rental Units in the Project: 100%
32% (10 Units) restricted to 50% or less of area median income households; and
68% (21 Units) restricted to 60% or less of area median income households;
Unit Mix: 2 and 3 bedrooms
Term of Restriction: 55 years

Poso Manor Apartments and Rose Valley Apartments:

Percent of Restricted Rental Units in the Project: 100%
32% (31 Units) restricted to 50% or less of area median income households; and
68% (67 Units) restricted to 60% or less of area median income households;
Unit Mix: 1, 2, 3 & 4
Term of Restriction: 55 years

Finance Team:

Lender:	California Bank & Trust
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Lender Counsel:	Sheppard Mullin
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Borrower Counsel:	Aronowitz & Skidmore, INC.

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution in the amount of \$8,750,000 of tax-exempt private activity bonds to finance the acquisition and rehabilitation of affordable housing apartments in the Cities throughout Kern County, California.



ST. JOSEPH'S FAMILY APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: BRIDGE Housing Corporation

Action: Final Resolution

Amount: \$19,114,911

Purpose: Finance the Development of Affordable Housing in the City of Oakland, Alameda County, California

Activity: Affordable Housing

Meeting: November 18, 2011

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 proposed Project is phase II of a multi-phased affordable housing development located in the city of Oakland. There will be a total of 62 units, 58 of which will be within a new 4-story podium building and 4 units will be built as an adaptive reuse of two historic buildings. The neighborhood is one of the most ethnically diverse localities in the City. The Project is targeted to serve families of very low, low, and moderate incomes between 30% AMI and 60% AMI. The Project site is nominated to be listed on the National Register of Historic Places as a single historic asset. Two historic buildings will be rehabilitated to accommodate 4 units. Construction is scheduled to begin December 2011 and finished in April 2013. The St. Joseph's II Family Apartment will feature the following: Refrigerator, Range, Disposal, Blinds, Laundry Rooms, Elevator, and Community Room with Kitchen, Gated Entry, Landscaped Open Space and Covered Parking.

The City of Oakland:

The City of Oakland is a member of the CMFA and held a TEFRA hearing on May 23, 2011. The City of Oakland is expected to receive approximately \$11,946 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$19,114,911	\$ 4,154,098
Deferred Developer Fee:	\$ 1,278,789	\$ 1,278,789
LIH Tax Credit Equity:	\$ 1,076,607	\$10,766,067
Direct & Indirect Public Funds:	\$ 6,937,201	\$13,467,280
FHLB Affordable Housing Program:	\$ 610,000	\$ 610,000
NCCLF/Haas Foundation Grants:	<u>\$ 125,000</u>	<u>\$ 125,000</u>
Total Sources:	\$29,142,508	\$30,401,234

Uses of Funds:

Land Purchase:	\$ 2,800,000
On & Off Site Costs:	\$ 760,017
Hard Construction Costs:	\$15,336,786
Architectural & Engineering Fees:	\$ 1,884,927
Contractor Overhead & Profit:	\$ 1,359,381
Developer Fee:	\$ 2,500,000
Costs of Issuance:	\$ 422,909
Capitalized Interest:	\$ 752,817
Other Soft Costs (Marketing, etc):	<u>\$ 4,584,397</u>
Total Uses:	\$30,401,234

Terms of Transaction:

Amount:	\$19,114,911
Maturity:	30 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	December 2011.

Public Benefit:

St. Joseph's Family Apartments will provide 62 (less 1 manager's unit) affordable apartments for families with incomes ranging from 30% to 60% of the area median income. Of these, the majority will be two and three bedrooms suitable for families with children. In addition, the development will revitalize a neighborhood landmark and complete the redevelopment of a lively community that includes 84 units of affordable senior housing.

Percent of Restricted Rental Units in the Project: 100%
70% (43 Units) restricted to 50% or less of area median income households; and
30% (18 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:	U.S. Bank National Association
Bond Counsel:	Quint and Thimmig LLP
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Lender Counsel:	Kutak Rock LLP
Borrower Counsel:	Goldfarb & Lipman Llp
Borrower Tax Counsel:	Gubb & Barshay LLP
Borrower Consultant:	California Housing Partnership Corporation

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution in the amount of \$19,114,911 of tax-exempt private activity bonds to finance the development of an affordable housing project located in the City of Oakland, California.



CARITAS CORPORATION SUMMARY AND RECOMMENDATIONS

Applicant:	Caritas Acquisition I, LLC
Action:	Final Resolution
Amount:	\$ 60,000,000
Purpose:	Finance and Refinance the Acquisition of Four Mobile Home Parks Located in the City of Lancaster and the Counties of Placer, Solano and Tehama, California
Activity:	Affordable Housing (Mobile Home Park)
Meeting:	November 18, 2011

Background:

The Caritas Corporation is a California non-profit public benefit corporation. The mission of The Caritas Corporation is to own and operate affordable housing projects and create vibrant communities where quality of life, resident involvement and caring are priorities.

The Borrower for the Series 2011 Projects, Caritas Acquisitions I, LLC, was established as a California limited liability company with The Caritas Corporation serving as the sole member on July 13, 2010 by action of the Board of Directors of The Caritas Corporation. With the completion of the proposed project the combined organization will own eighteen mobile home parks, located throughout California. Their goal is to own and operate affordable housing projects (mobile home parks) that help lessen the burden of local government by providing and maintain affordable housing for persons of low income and means.

The Project:

The proceeds of the Bonds will be used: (1) to finance the acquisition of: (a) a 308 space mobile home park known as the Brierwood Mobile Home Estates located at 45800 Challenger Way, Lancaster, California 93535; (b) a 153 space mobile home park known as the Casa Grande Mobile Home Park located at 1002 Poplar Road, Vacaville, California 92843; (c) a 200 space mobile home park known as the Castle City Mobile Home Park located at 1588 Lisa Drive, Newcastle, California 92843; (d) a 144 space mobile home park known as the Snug Harbor Mobile Home Village located at 600 Rio Vista Avenue, Red Bluff, California 96080. (2) to finance capital improvements associated with any and all the foregoing mobile home parks; (3) to

fund a debt service reserve fund; (4) to pay capitalized interest on the Bonds; and (5) pay certain expenses incurred in connection with the issuance of the Bonds.

The Authority has previously issued its Mobile Home Park Senior Revenue Bonds (Caritas Projects) Series 2010A and B. The Series 2010 Projects and the Series 2011 Projects and the income therefrom will secure the Series 2010 Bonds and Series 2011 Bonds on a parity basis.

Brierwood is a 308-site mobile home park, constructed in 1970 on 37 acres. Amenities include a clubhouse with a community room, pool tables, laundry room, barbecue, pool, Jacuzzi and a basketball court. The coach mix consists of 298 doublewide units and 10 singlewide units.

Castle City is a 200-site mobile home park. Castle City` was constructed in 1970 on 68.0 acres. Amenities include a one-story recreational center with assembly room, pool, service kitchens, laundry room, fishing lakes and gardening lots. The coach mix consists of 180 doublewide units and 20 singlewide units.

Casa Grande is a 153-site mobile home park on 19.02 acres constructed in 1972. Amenities include clubhouse, community room, pool, jacuzzi, laundry room and barbecue. The coach mix consists of 145 doublewide units and 8 single-wide units.

Snug Harbor is a 114-site mobile home park with 7 Recreational Vehicle spaces on 14.46 acres constructed in 1970. Amenities, which were recently remodeled include [common area recreation facilities, consisting of a kitchen, laundry room, barbeque, pool and jacuzzi. The coach mix consists of 54 doublewide units, 53 single-wide units and 7 RV spaces. Eighty percent of the single-wide units may be converted to doublewide.

City of Lancaster, Counties of Placer, Solano and Tehama

The City of Lancaster and the counties of Placer & Solano all held a TEFRA on November 8, 2011. The County of Tehama is scheduled to hold a TEFRA on December 6, 2011. Upon closing, the municipalities are expected to share approximately \$21,875 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Bond Proceeds- Series A&B:	\$46,100,000
Seller Carry back-Series C:	<u>\$ 3,450,000</u>
Total Sources:	\$49,550,000

Uses of Funds:

Park Acquisition Costs:	\$44,026,250
Debt Service Reserve Fund:	\$ 3,792,500
Cost of Issuance:	\$ 926,250
Reserve & Replacement Fund:	<u>\$ 805,000</u>
Total Uses:	\$49,550,000

Terms of Transaction:

Amount:	\$60,000,000
Rate:	Fixed
Maturity:	2046
Collateral:	Parity Deeds of Trust on property.
Bond Purchasers:	Institutional & Retail
Estimated Closing:	December 2011
Expected Rating:	BBB- (Series A and B)

The C Series Bonds are unrated second subordinate bonds that will be issued as seller carry back financing and placed privately with the sellers of three of the parks.

Public Benefit:

Financing allows the residents to continue to enjoy affordable rents. There is a need of affordable housing in all of the project locations.

Brierwood Mobile Home Estates:

Percent of Restricted Rental Pads in the Project: 20%
20% (61 of 308 total spaces) restricted to 50% or less of area median income household

Casa Grande Mobile Home Park:

Percent of Restricted Rental Pads in the Project: 20%
20% (31 of 153 total spaces) restricted to 50% or less of area median income household

Castle City Mobile Home Park:

Percent of Restricted Rental Pads in the Project: 20%
20% (40 of 200 total spaces) restricted to 50% or less of area median income household

Snug Harbor Mobile Home Village:

Percent of Restricted Rental Pads in the Project: 20%
20% (29 of 144 spaces) restricted to 50% or less of area median income household

Finance Team:

Underwriter:	Westhoff, Cone & Holmstedt
Bond Counsel:	Squire, Sanders & Dempsey LLP
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Underwriter's Counsel:	Quint & Thimmig
Borrower Counsel:	Corbett, Steelman & Specter
Financial Advisor:	Sperry Capital Inc.
Trustee:	Wells Fargo Bank, N.A.
Rating Agency:	Standard & Poor's
Oversight Agent:	Wolf & Company Inc.

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$60,000,000 to finance the acquisition of four mobile home parks located in the City of Lancaster, County of Placer, County of Solano and County of Tehama, California.



CONCORDIA UNIVERSITY SUMMARY AND RECOMMENDATIONS

Applicant: Concordia University

Action: Final Resolution

Amount: \$34,000,000

Purpose: Refinance the Acquisition, Construction, Improvement, Renovation and Equipping of Various Educational Facilities Located in the City of Irvine, Orange County, California.

Activity: Private University

Meeting: November 18, 2011

Background:

Concordia University Irvine (the "University"), a California non-profit corporation, is a private Lutheran educational institution centered in the liberal arts and professional studies. It is operated under the auspices of the Lutheran Church-Missouri Synod (the Synod), a Missouri non-profit corporation headquartered in St Louis Missouri. Concordia University Irvine is one of ten colleges and universities of the Concordia University System. The University's Board of Regents is responsible for the management of the University. Concordia University Irvine was founded in 1976. The University has a total student population of 2969 students. They are accredited by Western Association of Schools and Colleges (WASC), Commission on Nursing Education (CCNE) and the Commission on Accreditation of Athletic Training Education (CAATE).

The Project:

The purpose of the financing is to: (i) refinance existing revenue bonds (the "Prior Bonds"), the proceeds of which were used to (a) finance and refinance the acquisition, construction, expansion, improvement, renovation, furnishing and equipping of various educational facilities at Concordia University, a California nonprofit religious corporation (the "Borrower"), including but not limited to: (1) student housing facilities, parking lots, science laboratories, a student union, a gymnasium, track and athletic facilities and other related and appurtenant facilities; (2) construction of the approximately 45,000 square foot Education, Business, and Technology (EBT) building, consisting of: (A) offices supporting the School of Business and the School of

Adult Studies, open office space for faculty and staff members and providing all student services (e.g., registration, financial aid, etc.) in a “one-stop shop” environment; (B) classrooms; (C) one or more lecture halls; (D) computer labs; (E) administrative office space and board room; and (F) one or more multi-purpose meeting rooms with small kitchen facilities; (3) renovation of existing dormitories to add approximately 150 beds of capacity; and (4) addition of new track, soccer and other athletic field surfaces and other improvements to athletic facilities, all located at 1530 Concordia West, Irvine, California 92612, (collectively, the “Facilities”); (b) refinance certain existing indebtedness of the Borrower, the proceeds of which were used to finance the cost of acquiring, constructing and equipping the Facilities; (c) fund capitalized interest on the Prior Bonds, if any; (d) fund any required debt service reserve fund; and (e) pay certain costs of issuance of the Prior Bonds, including initial costs of credit enhancement; (ii) funding a debt service reserve and other reserves, if necessary, and (iii) paying certain costs of issuing the Bonds.

The City of Irvine:

The City of Irvine is expected to become a member of the CMFA and hold a TEFRA hearing on November 22, 2011. The City will receive approximately \$14,667 as part of CMFA’s sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$ 31,300,000
Taxable Bond Proceeds :	<u>\$ 2,700,000</u>
Total Sources:	\$ 34,000,000

Uses of Funds:

Refund of 2001 Series “A” Bonds:	\$ 20,300,000
Refund of 2011 Series “B” Bonds:	\$ 2,700,000
Refund of Series 205 Bonds:	\$ 10,700,000
Costs of Issuance:	<u>\$ 300,000</u>
Total Uses:	\$ 34,000,000

Terms of Transaction:

Amount:	\$34,000,000
Rate:	Variable
Maturity:	October 2031
Collateral:	Deed of Trust
Bond Purchasers:	Institutional Investors
Estimated Closing:	December, 2011

Public Benefit:

Concordia University is a co-educational, comprehensive Christian Liberal Arts University. The University's 70-acre campus is located 80 miles north of San Diego and six miles from the Pacific Ocean. The University offers more than 20 undergraduate majors with 50 specializations, 9 graduate programs, 4 adult bachelor's degree completion programs, and 3 nursing programs. The university an exempt organization described in Section 501(c)(3) of the Internal Revenue Code of 1986.

Finance Team:

Direct Purchaser:	U.S. Bank National Association U.S. Bancorp Municipal Securities Group
Bond Counsel:	Benesch Friedlander
Direct Purchaser's Counsel:	Katten Muchin Rosenman LLP
Guarantors:	Lutheran Church Extension Fund, Lutheran Church-Missouri Synod
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Borrower Counsel:	The Stolar Partnership, LLP
Financial Advisor:	Stern Brothers & Co.
Trustee:	Wells Fargo Corporate Trust

Recommendation:

It is recommended that the CMFA Board of Directors adopt a final resolution authorizing the issuance, sale and delivery of up to \$34,000,000 of tax-exempt bonds to refinance the acquisition, construction, improvement, renovation and equipping of various educational facilities located at Concordia University, in the City of Irvine, Orange County, California.



2012 CMFA/ CFSC/ CFPF Regular Meeting Schedule

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

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

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

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

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

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

June '12						
Su	M	Tu	W	Th	F	Sa
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Dec meeting begins at 11am



CMFA Meetings



Holidays



2011 CMFA/ CFSC/ CFPF Regular Meeting Schedule

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

January '11						
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November '11						
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December '11						
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Dec meeting begins at 11am



Meetings



Holidays



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

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



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

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



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

Ramona Animal Shelter -	\$ 2,344	Stanislaus Foundation -	\$ 5,063
Retirement Housing Foundation -	\$ 15,000	Step Up on Second -	\$ 10,000
Richard Prado Senior Center -	\$ 10,000	Susan G Komen Cure Foundation -	\$ 10,736
Rob Dyrdek Foundation -	\$ 25,000	Tender Loving Canines -	\$ 20,000
Rose Center Theater -	\$ 10,000	Thai Community Development Center -	\$ 10,000
Rosemary Children -	\$ 10,000	The City of Commerce Scholarship Program -	\$ 6,250
Rural Communities Housing Dvlpmnt Corp -	\$ 15,000	The Harold Pump Foundation -	\$ 25,000
Rural Community Assistance Corporation -	\$ 15,000	The Restart Center -	\$ 10,000
Sacramento Child Advocates -	\$ 15,000	Ties for Adoption (Regents of UofC) -	\$ 18,500
San Francisco Food Bank -	\$ 10,000	Torrance Cultural Arts Center Foundation -	\$ 15,626
San Lorenzo Help Center -	\$ 2,779	Tri-County Independent Living -	\$ 10,000
San Pasqual Academy -	\$ 20,857	UC Riverside Pathways to Success -	\$ 20,000
Search to Involve Pilipino Americans -	\$ 5,000	UCLA Entrepreneurship Boot Camp -	\$ 20,000
Senior Nutrition Services	\$ 15,000	UCLA Medical Student's Scholarship Fund -	\$ 10,000
Shelter From the Storm -	\$ 10,000	Unicorn Garden -	\$ 10,000
Sky High Training -	\$ 15,000	Union of Pan Asian Communities -	\$ 10,000
Society for the Blind	\$ 15,000	United Way of Central County -	\$ 2,344
Solano Community Foundation -	\$ 5,432	United Way of Kern County Literacy Program -	\$ 9,000
Solano Economic Development Corporation -	\$ 4,953	United Way of San Joaquin -	\$ 1,678
Someone Cares Soup Kitchen -	\$ 10,000	Unity Counsel -	\$ 5,000
Sonrisas Community Dental Center -	\$ 15,000	USO Northern California -	\$ 5,000
Sound Body Sound Mind -	\$ 10,000	Venice Community Housing -	\$ 10,000
South Bay Children's Health Center -	\$ 70,000	Vernon Rotary Club -	\$ 6,250
South Bay Youth -	\$ 12,437	Vista Del Mar -	\$ 20,000
Southeast Asian Community Alliance -	\$ 5,000	Volunteer Center of Orange County -	\$ 10,000
Southern California Indian Center -	\$ 10,000	WEAVE -	\$ 10,000
SOVA -	\$ 20,000	West Marin Senior Services -	\$ 10,000
SPARK -	\$ 40,000	West Side Children's Center -	\$ 15,500
SPUR -	\$ 4,623	Wise and Healthy Aging -	\$ 15,000
St. Barnabas Senior Services -	\$ 15,000	Woman Haven -	\$ 10,000
St. Johns Child & Family Development Center -	\$ 13,000	Wonder Inc. -	\$ 10,000
St. Joseph's -	\$ 10,000	YMCA San Diego Armed Services -	\$ 10,000
Stable Hands -	\$ 12,500	YMCA San Francisco -	\$ 5,666
Stand Down 08 -	\$ 10,000	YMCA Youth & Community Outreach -	\$ 5,000

Total Donations 2004 - 2011: \$3,125,350

CHARITABLE GRANT RECOMMENDATION

Beauty Bus Foundation
Breathe California
Community Services Unlimited
Get On the Bus
Grid Alternatives
Jewish Family & Children's Services
Kennedy Commission
Life Steps
Little Tokyo Service Center
Rural Community Assistance Corporation
Sabin Children's Foundation
Sierra Child & Family Services
SFMade
SJB Child Development Centers
Stanton Little League
Swords into Plowshares
The Teen Project
The Gathering Inn
VCA Charities
YMCA Montebello

3 Years Since Last Donation:

A Safe Place
America Cares Foster Family Agency
Boys & Girls Club of San Francisco
California Family Life Center
Chabad of California
ChildNet
Comfort for Kids - Hospice of the East Bay
Concept 7
East Bay Zoological Society
Eggelston Youth Center
Elevate Your Game
Foundation for Children's Dental Health
Greater Stockton Foundation
Guardian Scholars
Hope Through Housing Foundation
Iraq Star
Kern Bridges Youth Homes
Kidsworks
Lincoln Child Center
Lodi House
Los Angeles Regional Food Bank
Make a Wish Foundation of Greater Los Angeles
Marjorie Mason Center
Mary Graham Children's Shelter Foundation
Micke Grove Zoological Society

Moss Beach Homes
Napethian Homes
Northern California Veterans Cemetery
Endowment Fund
Olive Crest
Olive Crest Scholarship Fund
Opera Noir
Operation Gratitude
Operation Homefront
People Who Care
Permission to Dream
Ramona Animal Shelter
Rural Community Assistance Corporation
Sonrisas Community Dental Center
South Bay Youth
SOVA
The City of Commerce Scholarship Program
The Restart Center
Torrance Cultural Arts Center Foundation
UCLA Entrepreneurship Boot Camp
UCLA Medical Student's Scholarship Fund
United Way of Central County
Unity Counsel
West Side Children's Center
Wonder Inc.

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: **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: **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 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: **GET ON THE BUS (The Center for Restorative Justice Works)**
(11/4/11)

Location: 5411 Carmellia Ave, N. Hollywood, CA 91601

Purpose: Brings children to the prison where their guardian is located

Website: www.getonthebus.us

Revenue: \$930,705

MISSION/VISION:

The organization is dedicated to improving the lives of women, children and families affected by the criminal justice system.

BACKGROUND:

Get On The Bus brings children and their guardians/caregivers from throughout the state of California to visit their mothers and fathers in prison. An annual event, Get On The Bus offers free transportation for the children and their caregivers to the prison, provides travel bags for the children, comfort care bags for the caregivers, a photo of each child with his or her parent, and meals for the day (breakfast, snacks on the bus, lunch at the prison, and dinner on the way home) all at no cost to the children's family. On the bus trip home, following a four-hour visit, each child receives a teddy bear with a letter from their parent and post-event counseling.

Get On The Bus is a program of The Center for Restorative Justice Works, a nonprofit organization that unites children, families and communities separated by crime and the criminal justice system.

Children with a parent in prison are usually cared for by relatives, often grandparents. Many caregivers are unable to make the drive due to distance or expense. Get On The Bus offers a priceless opportunity—a mother's touch, a father's hug, a family photo, a private conversation and a connection with hope and healing.

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Suzanne Jabro
Thomas Clough
Jonathan Eddison
Debbie McDermott
Kelly Kester-Smith

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: **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: **KENNEDY COMMISSION** (11/4/2011)

Location: 17701 Cowan Avenue, Suite 200, Irvine, CA 92614

Purpose: To Provide Low Income Families Safe Homes in the Orange County Area

Website: www.kennedycommission.org

Revenue: \$148,000

MISSION/VISION:

Working for systemic change resulting in the production of affordable homes for Orange County's extremely low-income families.

BACKGROUND:

The Kennedy Commission accomplishes its mission of creating housing opportunities by sponsoring the following programs:

1. Professional education and collaboration.

The Kennedy Commission serves as a "one-stop shop" for professionals involved in creating housing opportunities. We keep our members informed of key developments in the industry of affordable homes through e-mail updates and monthly meetings.

2. Policy research, development and advocacy.

The Kennedy Commission works to impact policy that will create additional housing opportunities in communities throughout Orange County. Our work in this area has resulted in the production or approval of more than 3,500 affordable rental homes--homes that would not have been possible without the Commission's leadership. The Commission also works to educate local voters about the housing crisis.

3. Community involvement.

The Kennedy Commission makes it a priority to involve those that are most impacted by the housing crisis in its work. We also sponsor a "housing hotline" which community members can call for information about opportunities for affordable homes.

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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Dianne Russell
Joseph Singh
Brenda Rodriguez
Perica Bell
Tara Cowell
Glenn Hayes
David Levy
Rochelle Mills
Debbie Phares
Victoria Ramirez
Linda Wilson

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: **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

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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: **SABIN CHILDREN'S FOUNDATION** (11/4/2011)

Location: 17140 Bernardo Center Drive, Suite 300, San Diego, CA 92128

Purpose: To Help Support Families with Terminally Ill Children

Website: www.sabinchildrenfoundation.org

Revenue: \$88,000

MISSION/VISION:

The Sabin Children's Foundation (SCF) is a non-profit public benefit charity dedicated to relieving the distress of children around the world

BACKGROUND:

The Sabin Children's Foundation (SCF) is a non-profit 501(C)(3) public benefit charity dedicated to relieving the distress of children around the world. Founded in 1994, SCF sponsors worthy charitable projects, which dramatically change the lives of children all over the world. SCF is committed to meeting children's basic medical needs that are not already being addressed by governmental entities or other traditional charities. These children are typically those who are "off the radar screen" and who would not be helped without our involvement.

One of the most unique features of SCF is that it has almost no overhead expense, in SCF are volunteers committed to making a difference in the lives of children. Sabin Children's Foundation is being used as a pass through entity to support the below program.

Air Supply- Filling Lungs with Love is the program that Sabin Children's Foundation is working to help here in San Diego. 100% of the proceeds of the donations will go towards victims of Cystic Fibrosis. In most cases children do not live a very long life and their family's savings are depleted in caring for their terminal children. Air Supply is created to help the burden of these families by providing basic care and relief of the children that will eventually die from Cystic Fibrosis.

FISCAL IMPACT:

100% of the donation will go towards the Air Supply – Filling Lungs with Love program. None of the proceeds will be used for running or maintaining Sabin Children's Foundation. All of the donations will stay within California

.

BOARD OF DIRECTORS:

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: \$2,947,837

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.

This group is like many other groups that the CFSC has donated to. They are supported by Affordable Housing groups because they provide services to the underserved community. Their actual cash donations last year were \$58,010. The higher revenue is due to the pass through is provided by the Affordable Housing services contracts.

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 supporting 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:

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Vandermade
- Gregg Nurnberg, Vice-Chair
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- Nada Logan, Treasurer
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National Society of Hispanic MBA's
- Kevin Meza
Target Corp.
- Mattilon Smith Vanderhorst
County of Santa Clara, Retired

CHARITABLE GRANT RECOMMENDATION

Recipient: STANTON LITTLE LEAGUE (11/18/2011)
Location: PO Box 2627, Cypress, CA 90630
Purpose: Little League
Website: www.littleleague.org
Revenue: \$42,377

MISSION/VISION:

Little League Baseball, Incorporated is a non-profit organization whose mission is to "to promote, develop, supervise, and voluntarily assist in all lawful ways, the interest of those who will participate in Little League Baseball and Softball."

Through proper guidance and exemplary leadership, the Little League program assists youth in developing the qualities of citizenship, discipline, teamwork and physical well-being. By espousing the virtues of character, courage and loyalty, the Little League Baseball and Softball program is designed to develop superior citizens rather than superior athletes.

BACKGROUND:

The Stanton Little League has been around for 58 years and is a staple to the neighborhood children that grew up in this area. This league is one of the oldest leagues in Orange County. The group teaches sportsmanship and tries to bring pride to their community. Every year the little league runs in the red because of the lack of funds. The community is an underserved area that cannot afford to support this type of after school programs.

The Stanton little league is in serious danger of closing its doors because they cannot afford to pay the rent to the schools for the fields that they practice and play on. Every year they run dangerously close to not being able to finish the season.

FISCAL IMPACT:

The donation will provide support to the league. The Funds would be used to help rent the fields so that the kids have a place to play.

BOARD OF DIRECTORS:

Mike Crumley

Brooks Anne Crumley

Debbie Murray

Ami Pulsifer

Steve Pulsifer

Letty Shedd

Pete Martinez

Roberta Martinez

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:

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Stacey Sprenkel
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Ian Sharpe
Joanette Sorkin

CHARITABLE GRANT RECOMMENDATION

Recipient: **THE TEEN PROJECT, INC.** (11/4/2011)

Location: 22431 B160 Antonio Parkway #527, Rancho Santa Margarita, CA 92688

Purpose: To Provide Foster Children Help When Aging out of Programs

Website: www.theteenproject.com

Revenue: \$229,177

MISSION/VISION:

To provide teens aging out of the foster care system with all of the resources and support of an intact family. To allow the greatest opportunity for a successful transition to adulthood.

BACKGROUND:

They are a volunteer centric organization. They have one full time employee paid by a direct grant. They have a team of over 60 committed volunteers working with them on a regular basis to provide the support and services for their youth. Their team consists of business owners, executives, system kids and caring community members.

Foster ends at 18. Foster care services end abruptly and these kids are forced to leave the only home they know. Most do not have a plan or a place to live. In most cases they leave foster care with little or no sustainable life-plan, and without the ability to reenter care. The foster parents are not obligated to prepare them and due to legal issues and deep budget cuts, their social workers are limited to what they can provide and must cut contact when they leave.

The Teen Project picks up where the laws fall short; giving these kids a chance at life. They believe taking them from their abusive parents, telling them they are "safe" now in foster care and dumping them on the street at an age where most young adults are about to begin the most exciting journey of their life, is double dipping on the abuse.

The Teen Project helps foster children make this tough transition into real life. Multiple services are provided. These range from care, hospice and counseling.

FISCAL IMPACT:

Donations go towards the programs that they provide. The money donated would stay within California and the programs that are run within the state.

BOARD OF DIRECTORS:

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”.

BOARD OF DIRECTORS:

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Marc Annicchero, Secretary
Cheryl Snyder, Treasurer
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Lynda Dasaro
Jay Ferrans
Bert Hardcastle
Steve Martinez
Bonnie Marx
Peter Nutting
Michael Russo
Kevin Smith
Robert Tomasini

CHARITABLE GRANT RECOMMENDATION

Recipient: **VCA CHARITIES** (11/4/2011)
Location: 12401 West Olympic Blvd, Los Angeles, CA 90064
Purpose: Food Pantry for Pets of Low-income households
Website: www.vcacharities.org
Revenue: \$295,000

MISSION/VISION:

PET CARE AND WELL BEING

BACKGROUND:

VCA Charities' Pet Food Pantry - launched in June 2010 in Venice, CA, VCA Charities' Pet Food Pantry provides pet food to the clients of food pantries. It is co-sponsored by Iam's. The VCA Charities Pet Food Pantry allows pets to get the necessary proper nutrition to stay healthy. These food pantries are set up to provide low income households provide basic care for their pets. .

FISCAL IMPACT:

Donations go towards supplying the food pantries with Iam's food. 100% of the donations go towards the Iam's matching program.

BOARD OF DIRECTORS:

CHARITABLE GRANT RECOMMENDATION

Recipient: **YMCA MONTEBELLO – CHRISTMAS AT THE CANNON**
(11/18/2011)

Location: 2000 W. Beverly Blvd., Montebello, CA 90640

Purpose: Builds Strong Kids, Families & Communities

Website: www.ymcala.org/montebello

Revenue: \$

MISSION/VISION:

The Montebello-Commerce YMCA puts Judeo-Christian principles into practice through programs that build healthy spirit, mind and body for all.

BACKGROUND:

The YMCA is non-profit charitable organization with a mission reflecting its rich heritage that reaches back to 1844 when the YMCA was founded. In the 1990s, to summarize the YMCA's fundamental purpose, the YMCA created the theme "We build strong kids, strong families, strong communities."

Christmas at the Cannon

The Christmas at the Cannon charitable dinner is a program that the YMCA - Montebello supports. This write up is specifically for this program. All money will go directly to this dinner and will use YMCA as a pass through entity. The City of Montebello many businesses contribute to this dinner as a give back to the underserved community.

The Christmas at the Cannon serves at least three thousand individuals a Christmas dinner. Additionally, each family will receive a food basket and each youth up to age fourteen will be given a toy. There will be an invocation and entertainment.

FISCAL IMPACT:

Donations will go directly to the program The Christmas at the Cannons. This program is supported by the YMCA as well as many other organizations throughout the City.

BOARD OF DIRECTORS: