



FRED YOUNG FARMWORKER APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Coachella Valley Housing Coalition

Action: Initial Resolution

Amount: \$15,000,000 (Not to exceed)

Purpose: Finance the New Construction of Affordable Housing Apartments in the City of Indio, County of Riverside, California

Activity: Affordable Housing

Meeting: December 9, 2011

Background:

Coachella Valley Housing Coalition (“CVHC”) was founded in 1982 and has built 1,713 affordable housing units in Riverside and Imperial County. CVHC also developed Cachanillas, a 48-home contractor-built development for low income families in response to the displacement of families in unpermitted mobile home parks in Eastern Coachella Valley. CVHC has focused on low-income family developments which includes migrant farm worker facilities, rental homes, and California’s only affordable housing complex for retired farm workers. Along with this, CVHC has committed to the development of special needs complexes for seniors, persons with mental disabilities, and individuals with HIV/AIDS and other chronic illnesses. CVHC has recognized the need for community support services, and they now sponsor various childcare centers, after-school tutoring programs, computer technology centers, community gardens, discounted swim passes, music, athletic and dance camps, English as a second language and citizenship classes, and many other community service programs. This is our third project with CVHC.

The Project:

The Fred Young Farmworker Apartments project is a new construction of affordable multi-family housing development located in the City of Indio, County of Riverside, California. The project

will contain a total of 84 units of affordable rental housing apartments. The project will include a mix of one, two, three and four bedroom units for families earning between 25% and 50% of AMI. The development will be designed for farmworkers and their families. This is the first phase of a two part project. Site amenities will include recreational areas, barbecues, covered parking, refrigerator, disposal, blinds, laundry rooms, and community room with kitchen.

The City of Indio:

The City of Indio will need to become a member of the CMFA and hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$9,375 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond Proceeds:	\$13,000,000
Equity:	<u>\$ 8,294,647</u>
Total Sources:	\$21,294,647
Uses of Funds:	
Land Acquisition:	\$ 10,000
New Construction:	\$20,242,882
Architectural & Engineering:	\$ 693,588
Legal and Professional:	\$ 140,000
Cost of Issuance:	<u>\$ 208,177</u>
Total Sources:	\$21,294,647

Terms of Transaction:

Amount:	\$15,000,000 (not to exceed)
Maturity:	30 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	June 2012

Public Benefit:

The Fred Young Farmworker Apartments will provide 84 affordable apartments for low-income households with incomes at or below the area median income. The City of Indio's 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%
17% (14 Units) restricted to 25% or less of area median income households; and	
29% (24 Units) restricted to 30% or less of area median income households; and	

32% (27 Units) restricted to 40% or less of area median income households; and
8% (7 Units) restricted to 45% or less of area median income households; and
14% (12 Units) restricted to 50% or less of area median income households;
Unit Mix: 1, 2, 3 and 4 bedrooms
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall
Lender Counsel:	TBD
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Borrower Counsel:	Gubb and Barshay, LP
Financial Advisor:	Community Economics

Recommendation:

It is recommended that the CMFA Board of Directors adopt an Initial Resolution in the amount of \$15,000,000 of tax-exempt private activity bonds to finance the new construction of affordable housing in the City of Indio, County of Riverside, California.

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



VISTA TERRACE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: North County Solutions for Change, Inc.

Action: Initial Resolution

Amount: \$12,000,000 (Not to exceed)

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

Activity: Affordable Housing

Meeting: December 9, 2011

Background:

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

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

The Project:

The Vista Terrace Apartments project is an acquisition rehabilitation of an affordable multi-family housing development located in the City of Vista, California. The project contains a total of 46 units of affordable rental housing apartments plus one manager's unit. The project will include a mix of one and two bedroom units for families earning between 30% and 50% of AMI. This project will create the type of housing known as permanent supportive housing, a very distinct and specialized type of solution used in communities across the country to combat homelessness. It is the most common strategy (the preferred strategy), identified in over 300 "homeless housing" plans nationwide. This will be Vista's first permanent affordable housing community for homeless families and one of only three in northern San Diego County.

The project will service the needs of the following target populations:

- Families with children who are formerly homeless or at risk of homelessness
- Adult (parent or head of household) disabled with a chronic substance abuse condition
- Adult (parent or head of household) disabled with mental illness

The City of Vista:

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

Proposed Financing:

Sources of Funds:	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$ 3,399,000
Deferred Developer Fee:	\$ 408,686
MHP – Supportive Housing:	\$ 4,800,000
GP Loan (HUD):	\$ 400,000
Equity:	<u>\$ 3,251,905</u>
Total Sources:	\$12,259,591

Uses of Funds:	
Building Acquisition:	\$ 5,815,000
Rehabilitation:	\$ 2,203,345
Architectural & Engineering:	\$ 70,000
Legal & Professional:	\$ 257,500
Temporary Relocation:	\$ 118,750
Permanent Relocation:	\$ 356,250
Contingency:	\$ 420,634
Fees, furnishings, marketing, administration:	\$ 3,013,112
Cost of Issuance:	<u>\$ 5,000</u>
Total Sources:	\$12,259,591

Terms of Transaction:

Amount:	\$12,000,000 (not to exceed)
Maturity:	30 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	April 2012

Public Benefit:

The Vista Terrace Apartments will provide 46 affordable apartments for low-income households with incomes at or below the area median income. The City of Vista's low-income community has a need for affordable housing. This project will help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 100%

- 76% (35 Units) restricted to 30% or less of area median income households; and
- 11% (5 Units) restricted to 50% or less of area median income households; and
- 13% (6 Units) restricted to 60% or less of area median income households;

Unit Mix: 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:	Peterson & Price
Financial Advisor:	Novogradac & Company
Consultant:	Chelsea Investment Corporation

Recommendation:

It is recommended that the CMFA Board of Directors adopt an Initial Resolution in the amount of \$12,000,000 of tax-exempt private activity bonds to finance the new construction of affordable housing in the City of Vista, County of San Diego, California.

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



PARADISE COMMUNITY VILLAGE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Community Housing Improvement Program, Incorporated

Action: Final Resolution

Amount: \$5,200,000

Purpose: Finance Affordable Multi-Family Rental Housing Facility
Located in the Town of Paradise, Butte County, California

Activity: Affordable Housing

Meeting: December 9, 2011

Background:

The Community Housing Improvement Program (“CHIP”) is a private, non-profit corporation that serves the counties of Butte, Glenn, Tehama, Shasta, Sutter, Yuba and Lassen. CHIP was incorporated in 1973 and has been in business continuously since its inception.

CHIP currently has approximately 50 employees. In its more than 35 years, CHIP has:

- rehabilitated 533 homes
- developed 586 multi-family units, managing 711 units
- built more than 1,600 sweat-equity, single-family houses
- secured over \$ 450 million in loans, grants, and contracts

CHIP receives most of its funding from state, federal, and local government grants and contracts. The Board of Directors consists of 12 volunteers who represent a cross-section of the communities that CHIP represents. CHIP holds a B-1 contractor's license that allows the organization to perform its own construction as well as obtain construction permits.

CHIP has three program areas that specialize in different areas of housing and community development: Multi-Family Housing; Self-Help Housing; and the Community Housing & Credit Counseling Center (CHCCC).

This is our second CHIP project.

The Project:

Paradise Community Village is a new construction mixed-use development on a 44 acre parcel. The proposed Project will be built on a 2.52 acre parcel as part of the large development. The targeted population will be large families with household incomes no greater than 60% of the AMI for Butte County. The proposed 36 unit apartment design will be 2-story, townhouses and flats plus a community building using wood framed construction. The development team will be employing the Green Point Rated Multifamily Guidelines. Construction is expected to commence December 2011 and anticipated to be completed December 2012.

The project includes a community building with laundry facilities, computer room, meeting rooms, kitchen and manager's office. The development will have an on-site property manager and maintenance/landscape person. Project amenities include playground, open areas, picnic tables, security camera, and balconies or patios. Unit amenities include a dishwasher, stove, refrigerator, ceiling fans, and storage units.

The Town of Paradise:

The Town of Paradise became a member of the CMFA and held a TEFRA hearing on August 2, 2011. Upon closing the town is expected to receive approximately \$3,250 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$5,200,000	\$ 577,100
Developer Equity:	\$ 0	\$ 522,394
Low Income Housing Tax Credit Equity:	\$ 200,000	\$3,215,873
Direct & Indirect Public Funds:	<u>\$3,000,000</u>	<u>\$5,089,386</u>
Total Sources:	\$8,400,000	\$9,404,753

Uses of Funds:	
Land Purchase:	\$ 1
On-Site & Off-Site Costs:	\$1,198,359
Hard Construction Costs:	\$4,609,003
Architect & Engineering Fees:	\$ 285,000
Contractor Overhead & Profit:	\$ 753,336
Developer Fee:	\$1,121,368
Cost of Issuance:	\$ 126,710
Capitalized Interest:	\$ 274,922
Other Soft Costs:	<u>\$1,036,054</u>
Total Sources:	\$9,404,753

Terms of Transaction:

Amount: \$5,200,000

Maturity:	15 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	December 2011

Public Benefit:

A total of 35 families will be able to enjoy high quality affordable housing in the Town of Paradise. Construction of Paradise Community Village will help the Town of Paradise comply with its Housing Element requirements and demand for 1,240 units to be built from 2007-2014 of which 206 would be very low-income and 189 low-income.

The project includes a community building with laundry facilities, computer room, meeting rooms, kitchen and manager's office. The development will have an on-site property manager and maintenance/landscape person. Project amenities include playground, open areas, picnic tables, security camera, and balconies or patios. Unit amenities include a dishwasher, stove, refrigerator, ceiling fans, and storage units.

An experienced, bonafide service coordinator will work with local agencies to provide youth and adult educational classes such as computer training, resume development, nutrition classes, etc. These services will be offered on-site in the community building and will be offered free of charge to the residents.

Percent of Restricted Rental Units in the Project: 100%
74% (26 Units) restricted to 50% or less of area median income households, and
26% (9 Units) restricted to 60% or less of area median income households,
Unit Mix: 1, 2 and 3 bedrooms

Term of Restriction: 55 years

Finance Team:

Lender:	U.S. Bank
Bond Counsel:	Jones Hall
Lender Counsel:	Carle, Mackie, Power and Ross
Borrower Counsel:	Gubb & Barshay
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Financial Advisor:	Community Economics

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$5,200,000 for the Paradise Community Village affordable housing project located in the Town of Paradise, County of Butte, California.



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:	December 9, 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:	December 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.



ELENA GARDENS APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	EAH, Inc.
Action:	Final Resolution
Amount:	\$22,760,000
Purpose:	Finance Affordable Housing Located in the City of San Jose, County of Santa Clara, California
Activity:	Affordable Housing
Meeting:	December 9, 2011

Background¹:

EAH Housing is a nonprofit corporation founded with the belief that attractive affordable housing is the cornerstone to sustainable, living communities. Established in 1968, EAH has become one of the largest and most respected nonprofit housing development and management organizations in the western United States. With a staff of over 400, EAH develops low-income housing, manages 91 properties in California and Hawaii, and plays a leadership role in local, regional and national housing advocacy efforts.

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

EAH is dedicated to building communities that enhance the surrounding neighborhoods. The organization has developed 77 properties with an aggregate value of more than \$1 billion, and manages 9,200 units in 45 municipalities in California and Hawaii. EAH has received multiple national awards for property management, eleven design awards and numerous commendations from legislators on the federal, state and local levels.

¹ Source: <http://www.eahhousing.org>

The Project:

The Elena Gardens Apartments is an Acquisition Rehabilitation of an existing HUD 236 complex originally built in 1972-1973 and consists of a total of 168 units located on approximately 6.7 acres in the City of San Jose. The complex contains 10 two- and three-story wood frame buildings, located at 1900 Lakewood Drive in San Jose. Currently, 161 of the units are covered under a project-based Section 8 contract. The Project is in close proximity to border with the City of Milpitas. The neighborhood is a mixture of residential and commercial improvements. The Project is targeted to serve families and seniors that are low and very low income. Households with income ranging from 30% AMI to 60% AMI are the primary focus. The application states that the owner will undertake significant rehabilitation, including implementing energy conservation measures. Construction is scheduled to start immediately after closing, which will occur in December 2011 and is scheduled for completion 12 months thereafter.

The City of San Jose:

The City of San Jose is a member of the CMFA and held a TEFRA Hearing on March 26, 2011. Upon closing, the City is expected to receive approximately \$13,362 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:	\$22,760,000	\$13,509,700
LIH Tax Credit Equity:	\$ 1,307,435	\$13,074,347
Seller Carryback Loan:	\$12,143,658	\$12,143,658
Accrued/Deferred Interest:	\$ 799,963	\$ 799,963
Other (Inc. from Oper. Pre-Conv):	<u>\$ 1,315,917</u>	<u>\$ 1,315,917</u>
Total Sources:	\$38,326,973	\$40,843,585

Uses of Funds:	
Acquisition Costs:	\$ 24,116,938
On & Off Site Costs:	\$ 251,027
Hard Construction Costs:	\$ 7,792,425
Architectural & Engineering:	\$ 388,497
Contractor Overhead & Profit:	\$ 834,413
Developer Fee:	\$ 2,000,000
Relocation:	\$ 863,401
Cost of Issuance:	\$ 535,181
Capitalized Interest	\$ 1,834,178
Other Soft Costs	<u>\$ 2,227,525</u>
Total Uses:	\$ 39,338,371

Terms of Transaction:

Amount:	\$22,760,000
Maturity:	2045
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	January 2012

Public Benefit:

The Elena Gardens Apartments will provide 161 affordable apartments for low-income and very low income households. San Jose's low-income community has a serious need for affordable housing. This project will help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 98%

79% (131 units) restricted to 50% or less of area median income households; and

18% (30 units) restricted to 60% or less of area median income households;

Unit Mix: 1, 2 and 3 bedrooms

Term of Restrictions: 55 years

Finance Team:

Lender:	Citibank N.A.
Bond Counsel:	Jones Hall
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Partnership Tax Counsel:	Bocarsly, Emden, Cowan, Esmail Parker & Arndt LLP
Lender Counsel:	Paul Hastings, LLP
Borrower Counsel:	Bocarsly, Emden, Cowan, Esmail & Arndt, LLP
Borrower Consultant:	California Housing Partnership Corporation

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$22,760,000 for an affordable housing facility located in the City of San Jose, County of Santa Clara, 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: December 9, 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 three allocations. One financing will combine all three 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 became 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. Theses 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 bedrooms
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.



EL CENTRO FAMILY APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Chelsea Investment Corporation
Action:	Final Resolution
Amount:	\$9,600,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of El Centro, Imperial County, California
Activity:	Affordable Housing
Meeting:	December 9, 2011

Background:

Chelsea Investment Corporation (“Chelsea”) is a real estate company focused on the financing and development of affordable housing. Chelsea provides financial engineering, development, asset management and property management services, as well as legal and non-profit experience to its development and investment partners and clients. Considered experts in the affordable housing sector, they have a strong and experienced team of professionals who identify and implement timely and cost effective solutions to the many challenges of this market niche.

Chelsea has developed and financed over 6,300 affordable housing units at a cost of over \$1 billion. Included are inclusionary developments, rural developments and special needs housing.

The CMFA has facilitated over 10 Chelsea projects.

The Project:

El Centro Family Apartments is a new affordable multi-family housing development located at the northeast corner of N 8th St. and (future) Bradshaw Rd, El Centro, California. The project will contain a total of 71 units of affordable rental housing on an approximately 4-acre site. The project will include a mix of one-, two-, and three-bedroom units for families earning between 40% and 60% of AMI. Buildings will be two-story, wood-frame construction. Site amenities will

include gated access, recreational areas, community room, barbecues, tot-lot, and covered parking.

The City of El Centro:

The City of El Centro is a member of the CMFA and held a TEFRA hearing on September 6, 2011. Upon closing the City is expected to receive approximately \$6,000 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$ 9,600,000	\$ 1,180,000
Deferred Developer Fee:	\$ 240,528	\$ 240,528
Low Income Housing Tax Credit Equity:	\$ 4,813,350	\$ 5,070,008
Direct & Indirect Public Funds:	<u>\$ 2,271,658</u>	<u>\$10,435,000</u>
Total Sources:	\$16,925,536	\$16,925,536

Uses of Funds:

Acquisition:	\$ 585,000
New Construction Costs:	\$ 10,863,233
Architectural:	\$ 545,798
Survey & Engineering:	\$ 136,449
Contingency Costs:	\$ 507,570
Construction Period Expenses:	\$ 842,005
Permanent Financing Expenses:	\$ 267,332
Legal Fees:	\$ 50,000
Capitalized Reserves:	\$ 138,052
Reports & Studies:	\$ 197,327
Other (Marketing, etc.):	\$ 1,592,770
Developer Costs:	<u>\$ 1,200,000</u>
Total Sources:	\$16,925,536

Terms of Transaction:

Amount:	\$9,600,000
Maturity:	30 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	December 2011

Public Benefit:

The project allows 71 families to enjoy high quality affordable housing in the City of El Centro. 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%
73% (52 Units) restricted to 50% or less of area median income households; and
27% (19 Units) restricted to 60% or less of area median income households;
Unit Mix: 1, 2 and 3 bedrooms
Term of Restriction: 55 years

Finance Team:

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

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$9,600,000 for the El Centro Family Apartments affordable housing project located in the City of El Centro, Imperial County, California.



EVERGREEN APARTMENTS 1 & 2 SUMMARY AND RECOMMENDATIONS

Applicant: Abode Communities

Action: Final Resolution

Amount: \$13,541,500

Purpose: Finance Affordable Multi-Family Rental Housing Facility
Located in the City of Long Beach, Los Angeles County,
California

Activity: Affordable Housing

Meeting: December 9, 2011

Background:

At Abode Communities, their mission is to open new doors in people's lives through creative and responsible design, development and operation of service-enhanced affordable housing.

Since 1968, when they were founded as the Los Angeles Community Design Center, Abode Communities has found success through the strength of our fully integrated, multidisciplinary approach. Every project receives the benefit of the experience and cooperation of their core groups: Development, Architecture, Housing Services and Resident Services.

Abode Communities' specific strength is building sustainable, multi-family affordable housing to address the needs of Southern California's large workforce, low-income families, seniors and individuals with special needs. Currently, they own 34 properties throughout their region that are home to more than 4,000 residents.

Beyond bricks and mortar, Abode Communities is committed to the individual success of each of their residents. They build child care centers, community centers and computer labs into their facilities, and provide an enriching Resident Services Program.

Their work encourages participation and leadership in their communities, enhances children's academic achievement and self-esteem, and helps adults to become confident and educated contributors to their community.

The Project:

Evergreen Apartments is an Acquisition/Rehab multi-family housing development located in Long Beach, California. The project will contain a total of 78 units of affordable rental housing apartments. The project will include a mix of two-, and three-bedroom units for families earning between 30% and 60% of AMI. The project has two buildings located with one parcel between them and the third is approximately six (6) miles away from the other two. Buildings will be two-story, wood-frame construction. Two separate CDLAC applications have been submitted for this project and they will receive two allocations. Site amenities will include gated access, recreational areas, community room, barbecues, tot-lot, and covered parking.

Evergreen Apartments – 1801 & 1823 E. 68th Street:

The proposed project is an Acquisition and Rehabilitation scattered site family project located in the City of Long Beach. It is comprised of two buildings which contain a 26-unit building located at 1801 E. 68th Street and a 36-unit building located at 1823 E. 68th Street. The project will serve a total of 60 low-income families earning between 50% and 60% of the area median income. The unit mix will be made up of 2- and 3-bedroom units. The rehabilitation will focus on the units, interior common spaces (laundry and community rooms), interior courtyards, and minor upgrades of the exteriors of the buildings. Rehabilitation is expected to begin in December 2011 and be completed by December 2012.

Evergreen Apartments – 1528 Freeman Avenue:

The proposed project is a part of an Acquisition and Rehabilitation scattered site family project located in the City of Long Beach. This site has a 19-unit building located at 1528 Freeman Avenue. Currently, the units at this site are restricted to households earning between 50% and 120% of area median income. After the rehabilitation, with a new financing structure in place, the proposed project will serve a total of 18 low-income families earning between 50% and 60% of the area median income. Due to the lowering of the income limits post-rehab, two existing households earning over 60% of the area median income will need to be permanently relocated. The project is made up of 2-bedroom units. The rehabilitation will focus on the units, interior common spaces (laundry and community rooms), interior courtyards, and minor upgrades of the exteriors of the buildings. Rehabilitation is expected to begin in December 2011 and be completed by December 2012.

The City of Long Beach:

The City of Long Beach is a member of the CMFA and held a TEFRA hearing on November 8, 2011. Upon closing the city is expected to receive approximately \$8,463 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Evergreen Apartments – 1801 & 1823 E. 68th Street:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$10,911,500	\$ 3,175,000
Developer Equity:	\$ 76	\$ 76
Low Income Housing Tax Credit Equity:	\$ 1,204,526	\$ 7,830,958
Direct & Indirect Public Funds:	\$ 0	\$ 1,507,414
Other- Seller ACH, Carryback Note, Def. Dev. Fee, Costs Def. During Construction:	<u>\$ 7,542,946</u>	<u>\$ 7,145,600</u>
Total Sources:	\$19,659,048	\$19,659,048

Uses of Funds:

Land Purchase:	\$ 7,710,000
On-Site & Off-Site Costs:	\$ 841,140
Hard Construction Costs:	\$ 3,175,254
Architect & Engineering Fees:	\$ 253,330
Contractor Overhead & Profit:	\$ 636,468
Developer Fee:	\$ 2,052,163
Relocation:	\$ 231,000
Cost of Issuance:	\$ 226,734
Capitalized Interest:	\$ 388,856
Other Soft Costs:	<u>\$ 902,609</u>
Total Sources:	\$16,417,554

Evergreen Apartments – 1528 Freeman Avenue:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$2,630,000	\$ 796,898
Deferred Developer Fee:	\$ 24	\$ 24
Low Income Housing Tax Credit Equity:	\$ 120,780	\$1,520,070
Direct & Indirect Public Funds:	\$ 0	\$ 638,446
Other:	<u>\$2,284,093</u>	<u>\$2,079,459</u>
Total Sources:	\$5,034,897	\$5,034,897

Uses of Funds:

Acquisition Costs:	\$2,675,000
On-Site & Off-Site Costs:	\$ 251,250
Hard Construction Costs:	\$ 948,452
Architect & Engineering Fees:	\$ 75,670
Contractor Overhead & Profit:	\$ 190,114
Developer Fee:	\$ 371,923
Relocation:	\$ 69,000
Cost of Issuance:	\$ 67,726
Capitalized Interest:	\$ 116,152
Other Soft Costs:	<u>\$ 269,610</u>
Total Sources:	\$5,034,897

Terms of Transaction:

Amount:	\$13,541,500
Maturity:	30 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	December 2011

Public Benefit:

A total of 78 families will now be able to enjoy high quality affordable housing in the City of Long Beach. Services at the complex will include on-site parking, laundry facilities, air conditioning, picnic areas and children's play areas and after school programs.

Evergreen Apartments – 1801 & 1823 E. 68th Street:

Percent of Restricted Rental Units in the Project: 100%
55% (33 Units) restricted to 50% or less of area median income households; and
45% (27 Units) restricted to 60% or less of area median income households;
Unit Mix: 2 and 3 bedrooms
Term of Restriction: 55 years

Evergreen Apartments – 1528 Freeman Avenue:

Percent of Restricted Rental Units in the Project: 100%
56% (10 Units) restricted to 50% or less of area median income households; and
44% (8 Units) restricted to 60% or less of area median income households;
Unit Mix: 2 bedrooms
Term of Restriction: 55 years

Finance Team:

Lender:	Union Bank, N.A.
Bond Counsel:	Quint & Thimmig
Financial Advisor:	California Housing Partnership Corporation
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Lender Counsel:	Rutan & Tucker, LLP
Borrower Counsel:	Bocarsly Emden

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$13,541,500 for the Evergreen Family Apartments affordable housing project located in the City of Long Beach, Los Angeles County, California.



TEMPLE ART LOFT'S APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Domus Development & Newport Partners & Synergy Community Development Corporation
Action:	Final Resolution
Amount:	\$6,250,000
Purpose:	Finance the Acquisition, Rehabilitation and Construction of Affordable Housing Apartments in the City of Vallejo, Solano County, California
Activity:	Affordable Housing
Meeting:	December 9, 2011

Background:

Domus Development, LLC "Domus" formed in 2003, is currently in partnership with MNJ Development, LLC whose members are also the sole members of Newport Partners, LLC, a large national tax credit equity provider and investor asset management company.

Newport provides oversight and capital to Domus as well as provides all necessary guarantees as Newport Partners, LLC and Holds the majority of the asset base.

Newport Partners, LLC ("Newport"), formed in 1998, is a full service tax credit syndication conduit for institutional investor clients. They provide a variety of services in including the acquisition, underwriting, closing and asset management of both low-income housing and historic tax credit transactions.

The principals of the Newport Partners have over 40 years of experience in structured finance and have participated in over \$1.2 billion of equity investment in real estate tax credit transactions.

Synergy Community Development Corporation will act as the General Partner to this transaction. They are a non-profit housing developer that collaborates with for-profit developers. These

collaborative efforts produce results with a greater combined impact on the development. Synergy has worked all over the State of California teaming up with for profit developers to produce results that help the affordable community.

This will be the CMFA's fourth project with Domus Development.

The Project:

The Temple Art Loft Apartments is an Acquisition/Rehabilitation project that will rehabilitate a historic temple and the former City Hall in downtown Vallejo into a mixed uses affordable housing and retail facility. The completed project will provide 29 residential units, of which 28 will be restricted to residents with income at or below 50% of the area's median income. The apartment types are 9 studios, 11 one-bedroom, 8 two-bedroom and 1 two-bedroom manager unit. The ground floor of the project will consist of 5,000 square feet of retail space. The acquisition and rehabilitation of this project will greatly reduce the urban blight that is this neighborhood. This project is the recipient of neighborhood stabilization program funds and will leverage other public and private funds.

The City of Vallejo:

The City of Vallejo is a member of the CMFA and held a TEFRA hearing on May 10, 2011. The City is expected to receive approximately \$3,906 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$ 6,250,000	\$ 880,000
Deferred Costs:	\$ 953,793	\$ 517,963
Low Income Housing Tax Credit Equity:	\$ 635,731	\$ 3,178,653
Direct & Indirect Public Funds:	<u>\$ 3,157,516</u>	<u>\$ 6,420,424</u>
Total Sources:	\$10,997,040	\$10,997,040

Uses of Funds:	
Acquisition Costs:	\$ 475,000
On-Site & Off-Site Costs:	\$ 5,999,600
Architectural:	\$ 275,000
Survey & Engineering:	\$ 89,600
Contingency Costs:	\$ 1,056,040
Construction Period Expenses:	\$ 414,375
Permanent Financing Expenses:	\$ 14,700
Legal Fees:	\$ 137,500
Capitalized Reserves:	\$ 112,589
Reports & Studies:	\$ 35,500
Other (Marketing, etc.):	\$ 1,071,978
Developer Costs:	<u>\$ 1,315,158</u>
Total Sources:	\$10,997,040

Terms of Transaction:

Amount:	\$6,250,000
Maturity:	30 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	December 2011.

Public Benefit:

The Temple Art Loft Apartments will provide 28 affordable apartments for low-income households with incomes at or below the area median income. Temple Art Loft's will also help to preserve historic buildings in Vallejo's downtown area. This low-income community has a serious need for affordable housing. This project will ensure affordability for 55 years.

Percent of Restricted Rental Units in the Project: 100%
100% (28 Units) restricted to 50% or less of area median income households;
Unit Mix: Studio, 1 and 2 bedrooms
Term of Restriction: 55 years

Finance Team:

Lender:	US Bank
Bond Counsel:	Jones Hall
Lender Counsel:	DLA Piper
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Borrower Counsel:	Bocarsly Emden Cowan Esmail & Arndt LLP

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution in the amount of \$6,250,000 of tax-exempt private activity bonds to finance the acquisition, rehabilitation and construction of affordable housing in the City of Vallejo, Solano County, California.



AN END TO HOMELESSNESS. AFFORDABLE HOUSING FOR ALL.

November 1, 2011

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

Dear John:

I have attended the last four Housing California conferences as a participant. It has always been a great opportunity to meet California's advocates, developers, architects, financiers, and others from across the state, to learn and get reinvigorated about the work. As the new Executive Director of Housing California, I am writing to ask you to sponsor the 2012 Housing California Conference.

The next conference will take place on April 10-12, 2012, at the Sacramento Convention Center. The Housing California conference is the nation's largest state conference on affordable housing with nearly a thousand participants; 60+ workshops; and plenty of opportunity to meet new people, do business, and see old friends. Sponsors get high visibility for their organization, underwrite the education of the participants, and support Housing California.

Housing California is the leading voice in the state Capitol for children, seniors, families, people experiencing homelessness, and everyone who needs a safe, stable affordable place to call home. Since 1988, Housing California has been working to prevent homelessness and increase the variety and supply of safe, stable, accessible, and permanently affordable places to live. Your support of the Housing California conference also supports the work that we do to make sure that all Californians have a safe place to call home.

Over the last year, Housing California led the daily fight in the state Capitol to preserve redevelopment and the housing funding in redevelopment. Housing California also worked to increase funding for homeless programs and make it easier to build affordable housing. In these challenging times, Housing California will continue to be a leader in promoting the housing needs of working families and the homeless in California.

The Housing California conference is the place to learn about development, financing, regulation, advocacy, services, and the many other components of making sure that Californians have a safe home. The attached form shows how you can be a sponsor of this great conference and advance the goals of Housing California.

Sincerely,

Shamus Roller
Executive Director

SILVER LEVEL - CONFERENCE SPONSORSHIP \$12,000

- Named sponsor of the Young Professionals Networking Event
- Full-page, black-and-white ad in conference program
- Placement of company logo on Housing California website for 1 month (www.housingca.org)
- One (1) complimentary conference registration
- Exhibitor table in Exhibit Expo
- Company name listing in conference program

BRONZE LEVEL - CONFERENCE SPONSORSHIP \$6,000

- Named sponsor of the Institute lunch
- Half-page, black-and-white ad in conference program
- One (1) complimentary conference registration
- Exhibitor table in Exhibit Expo
- Company name listing in conference program

BENEFACTOR LEVEL - CONFERENCE SPONSORSHIP \$3,000

- Half-page, black-and-white ad in conference program
- Exhibitor table in Exhibit Expo
- Company name listing in conference program

SUSTAINER LEVEL - CONFERENCE SPONSORSHIP \$1,200

- Quarter-page, black-and-white ad in conference program
- Exhibitor table in Exhibit Expo (*may be shared depending on space*)
- Company name listing in conference program

SUPPORTER LEVEL - CONFERENCE SPONSORSHIP \$600

- Eighth-page, black-and-white ad in conference program
- Company name listing in conference program

CONTRIBUTOR LEVEL - CONFERENCE SPONSORSHIP \$599 AND BELOW

- Company name listing in conference program

****For more information regarding Housing California membership benefits, please contact membership@housingca.org or visit us online at www.housingca.org.***



KELLGREN SENIOR APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Petaluma Ecumenical Properties (PEP Housing)

Action: Initial Resolution

Amount: \$12,500,000 (Not to Exceed)

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

Activity: Affordable Housing

Meeting: December 9, 2011

Background:

Petaluma Ecumenical Properties (dba. PEP Housing) is a community-based, non-profit corporation. PEP Housing has served low-income seniors for 34 years and currently owns and operates 287 units (with 44 under construction). This will be the second PEP Housing project the CMFA has facilitated.

The Project:

The project involves the construction of an independent living complex known as Kellgren Senior Apartments. The proposed project will consist of 49 one-bedroom apartments with one dedicated unit to the on-site manager. The proposed project is open to those seniors with incomes defined as extremely low income to very low income seniors in need of such housing. Of the 49 units, 29 units will be offered to seniors having less than 50% of AMI, 20 units will be offered for seniors having less than 30% of AMI. All but 7 of the units will include a subsidy, so tenants will pay just 30% of their income for rent.

The project includes a 2,131 sf community building housing a multipurpose room with kitchen, bathrooms, library, manager's office and a resident services office. Outside there is a planned community garden, horseshoe pits, a walking path and a courtyard. In addition, PEP's Resident Services Coordinators will individually assess resident's needs and link residents with services in

the community including weekly food distribution, transportation, medical and dental services, meals on wheels, case management, a friendly visitor program, assistance with benefits, education sessions with money management, emergency response training, etc.

Sonoma County has a large number of senior citizens and retired people. Housing for low-income individuals and families is particularly scarce. The City of Petaluma has actively encouraged PEP to construct additional senior-oriented housing in Petaluma and is very supportive of this project.

The City of Petaluma:

The City of Petaluma is a member of the CMFA and will need to hold a TEFRA hearing. Upon closing the City is expected to receive approximately \$5,875 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds

Tax-Exempt Bond:	\$ 9,440,691
City of Petaluma:	\$ 2,415,365
FHLB-AHP:	\$ 490,000
Costs Deferred until Perm:	\$ 1,038,452
Deferred Developer's Fee:	\$ 126,967
Equity:	<u>\$ 903,033</u>
Total Sources:	\$14,414,508

Uses of Funds:

Land Acquisition:	\$ 1,084,711
New Construction:	\$ 7,388,024
Architectural & Engineering:	\$ 602,945
Legal & Professional:	\$ 202,500
Interest Reserves:	\$ 467,314
Development Impact Fees:	\$ 4,400,982
Cost of Issuance:	<u>\$ 268,032</u>
Total Uses:	\$14,414,508

Terms of Transaction:

Amount:	\$12,500,000 (Not to Exceed)
Rate:	TBD
Maturity:	Construction only.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	October 2012

Public Benefit:

A total of 49 seniors will be able to enjoy high quality, independent, affordable housing in the City of Petaluma. Services at the complex will include recreational areas, community room, outdoor walking paths, and community garden. In addition, the Resident Service Coordinators will assist residents with financial management and help link them to community services like meals on wheels, food closets, transportation and low cost medical and dental services.

Percent of Restricted Rental Units in the Project: 100%
21% (29 Units) restricted to 50% or less of area median income households; and
79% (20 Units) restricted to 30% or less of area median income households; and
Unit Mix: One bedroom
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Lender Counsel:	TBD
Financial Advisor:	California Housing Partnership Corporation
Borrower Counsel:	Gubb & Barshay

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$12,500,000 for the Kellgren Senior Apartments affordable housing project located in the City of Petaluma, Sonoma County, California.

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



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



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

Poverello House -	\$ 3,063	Stanislaus Foundation -	\$ 5,063
Rainbow Family -	\$ 50,000	Stanton Little League -	\$ 5,000
Ramona Animal Shelter -	\$ 2,344	Step Up on Second -	\$ 10,000
Retirement Housing Foundation -	\$ 15,000	Susan G Komen Cure Foundation -	\$ 10,736
Richard Prado Senior Center -	\$ 10,000	Swords into Plowshares -	\$ 30,000
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
Sabin Children -	\$ 15,000	Ties for Adoption (Regents of UofC) -	\$ 18,500
Sacramento Child Advocates -	\$ 15,000	Torrance Cultural Arts Center Foundation -	\$ 15,626
San Francisco Food Bank -	\$ 10,000	Tri-County Independent Living -	\$ 10,000
San Lorenzo Help Center -	\$ 2,779	UC Riverside Pathways to Success -	\$ 20,000
San Pasqual Academy -	\$ 20,857	UCLA Entrepreneurship Boot Camp -	\$ 20,000
Search to Involve Pilipino Americans -	\$ 5,000	UCLA Medical Student's Scholarship Fund -	\$ 10,000
Senior Nutrition Services	\$ 15,000	Unicorn Garden -	\$ 10,000
Shelter From the Storm -	\$ 10,000	Union of Pan Asian Communities -	\$ 10,000
Sierra Child & Family Services -	\$ 10,000	United Way of Central County -	\$ 2,344
Sky High Training -	\$ 15,000	United Way of Kern County Literacy Program -	\$ 9,000
Society for the Blind	\$ 15,000	United Way of San Joaquin -	\$ 1,678
Solano Community Foundation -	\$ 5,432	Unity Counsel -	\$ 5,000
Solano Economic Development Corporation -	\$ 4,953	USO Northern California -	\$ 5,000
Someone Cares Soup Kitchen -	\$ 10,000	VCA Charities -	\$ 5,000
Sonrisas Community Dental Center -	\$ 15,000	Venice Community Housing -	\$ 10,000
Sound Body Sound Mind -	\$ 10,000	Vernon Rotary Club -	\$ 6,250
South Bay Children's Health Center -	\$ 70,000	Vista Del Mar -	\$ 20,000
South Bay Youth -	\$ 12,437	Volunteer Center of Orange County -	\$ 10,000
Southeast Asian Community Alliance -	\$ 5,000	WEAVE -	\$ 10,000
Southern California Indian Center -	\$ 10,000	West Marin Senior Services -	\$ 10,000
SOVA -	\$ 20,000	West Side Children's Center -	\$ 15,500
SPARK -	\$ 40,000	Wise and Healthy Aging -	\$ 15,000
SPUR -	\$ 4,623	Woman Haven -	\$ 10,000
St. Barnabas Senior Services -	\$ 15,000	Wonder Inc. -	\$ 10,000
St. Johns Child & Family Development Center -	\$ 13,000	YMCA San Diego Armed Services -	\$ 10,000
St. Joseph's -	\$ 10,000	YMCA San Francisco -	\$ 5,666
Stable Hands -	\$ 12,500	YMCA Youth & Community Outreach -	\$ 5,000
Stand Down 08 -	\$ 10,000	YMCA Montebello (Dinner at the Cannon)-	\$ 10,000

Total Donations 2004 - 2011: \$3,255,350

CHARITABLE GRANT RECOMMENDATION

Beauty Bus Foundation
Breathe California
California State University San Bernardino
Casa Cornelia Law Center
Community Partners
Community Services Unlimited
Dana Point 5th Marine Regiment Support Group
Get On the Bus
Grid Alternatives
Jewish Family & Children's Services
Little Tokyo Service Center
SFMade
SJB Child Development Centers
The Teen Project
The Gathering Inn

3 Years Since Last Donation:

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 LA
Marjorie Mason Center
Mary Graham Children's Shelter Foundation

Micke Grove Zoological Society
Moss Beach Homes
Napethian Homes
Northern California Veterans Cemetery
Endowment 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

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

Location: 5500 University Parkway, San Bernardino, CA92407

Purpose: To Provide Educational Opportunities

Website: www.csubfoundation.csusb.edu

Revenue: \$

MISSION/VISION:

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

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

BACKGROUND:

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

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

CHARITABLE GRANT RECOMMENDATION

Recipient: **CASA CORNELIA LAW CENTER** (11/18/11)

Location: 2760 5th Ave #200, San Diego, CA 92103

Purpose: To Provide Free Legal Assistance to Victims of Persecution Seeking Asylum

Website: www.casacornelia.org

Revenue: \$872,050

MISSION/VISION:

Casa Cornelia Law Center (CCLC) is a public service law firm providing quality pro bono legal services to immigrant victims of human and civil rights violations in greater San Diego for over eighteen years. Its efforts have been recognized by the United Nations, the State Bar of California, the Vera Institute for Justice, and the City of San Diego Human Relations Commission, among others.

BACKGROUND:

Casa Cornelia Law Center (CCLC) was founded in 1993 to provide free legal services to immigrants who cannot afford legal representation but have legitimate claims to immigration relief in three program areas: women and children who are victims of domestic violence, victims of persecution seeking asylum, and unaccompanied children.

CCLC's Volunteer Attorney Program maximizes limited resources by recruiting, training, and mentoring volunteer attorneys from the private bar who provide pro bono service to clients. In 2010 alone over 125 attorneys, from solo practitioners to attorneys from the major San Diego law firms, contributed over 10,000 hours in pro bono assistance. Casa Cornelia's Legal Internships and Clinical programs work in conjunction with local law schools to provide meaningful experiences for law students and undergraduates, including through a clinical program with the law schools of the University of San Diego, California Western, and Thomas Jefferson. With the consent of the immigration court, Casa Cornelia trains these law students to directly represent indigent asylum seekers under the supervision of a staff attorney. CCLC also holds quality MCLE educational programs, which provide continuing legal education to the San Diego legal community.

Asylum Program:

Casa Cornelia is committed to upholding the legal rights of individuals fleeing their native countries due to political, social, religious, or ethnic persecution. CCLC's clients are men and women who come to the U.S. from all over the world seeking asylum in the U.S. In 2010, CCLC assisted over 425 clients from over 50 countries, ranging from

victims of ethnic cleansing in Somalia, to political persecution in Ethiopia and religious persecution in Iraq.

Casa Cornelia provides free counsel and representation to indigent asylum seekers at each step of their immigration proceedings, from the initial screening interview, to each court appearance and throughout each level of appellate review. For non-detained or affirmative asylum seekers, outreach begins at general immigration clinics in communities throughout San Diego in conjunction with immigrant and religious organizations serving the diverse immigrant populations in this area. Outreach to detained or defensive asylum seekers is facilitated through the Pro Bono Office of the Executive Office for Immigration Review.

One client whose story exemplifies this experience is a CCLC client named Daria Ahmed. An advocate for women's rights Kurdistan, Northern Iraq, Daria was invited to speak at a conference in Washington D.C. in September 2001. Her speech, which criticized the Islamic political parties in Kurdistan and their tolerance of violence against women, including honor killings, was reported back in Iraq. Colleagues and family were warned that she would be killed if she returned to Iraq, and that the government would not be willing or able to protect her against the threats of the majority Islamic parties. Daria sought the assistance of Casa Cornelia, where she was represented by Andrea Caruso Townsend. Daria was granted asylum by the Asylum Office in Anaheim, California, and visa petitions were filed for her husband and for three children, eligible under asylum law to join Daria in the United States.

The invasion of Iraq, the reorganization of the immigration service into the Department of Homeland Security, and the war on terror created an administrative nightmare, in which family reunification was delayed. It took over three years for Daria's children to join her in San Diego, and it would be another five years before her husband could emigrate. Although he had led Kurdish forces in support of US forces during the Iraq war, his travel visa was being inexplicably withheld. After the considerable efforts, the local Congressman could not obtain any explanation for the delay. Andrea Townsend, with the support of Squire Sanders & Dempsey, took up the case again. She represented Daria and her family pro bono in a Federal mandamus suit, demanding that the US government explain why the visa had not been issued even though the application had been approved. As a result of the lawsuit, the issuance of his visa was accelerated and he arrived in San Diego in March 2010, reunited with his minor children for the first time in five years.

FISCAL IMPACT:

Charitable donations would go towards the specific services they provide.

CHARITABLE GRANT RECOMMENDATION

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

MISSION/VISION:

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

BACKGROUND:

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Lisa Cleri Reale

William Choi

Steve Meier

Deidre Lind

James De Bree

Andrea Capachietti

Janet Clayton

Eladio Correa

Gary Erickson

Irwin Jaeger

Ann Reiss Lane

Steven Nissen

Perry Parks

Joy Picus

Jack Shakely

CHARITABLE GRANT RECOMMENDATION

Recipient: **COMMUNITY SERVICES UNLIMITED** (11/4/11)

Location: 1344 ½ West Martin Luther King Blvd., Los Angeles, CA 90037

Purpose: To strengthen communities through activism

Website: www.csuinc.org

Revenue: \$302,000

MISSION/VISION:

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

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

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

BACKGROUND:

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

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

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

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

CHARITABLE GRANT RECOMMENDATION

Recipient: **DANA POINT 5TH MARINE REGIMENT SUPPORT GROUP**
(12/9/11)

Location: PO Box 471 Dana Point, CA 92629

Purpose: To Support the Military and their Families

Website: www.danapoint5thmarines.com

Revenue: \$49,212

MISSION/VISION:

Provide support and assistance to the children, dependents and spouse of military service members and to the members themselves of the United States Marine Corps and the United States Navy in the 5th Marine Regiment.

BACKGROUND:

Dana Point 5th Marine Regiment Support Group (DPMRSG) Board is comprised of citizens who reside in the Dana Point area that willingly devote substantial time and talent to achieve goals that will benefit active duty 5th Marines and their families.

With contributions of dollars, materials, time and talent of many individuals, companies, civic associations, and the city of Dana Point, the DPMRSG conducts fund raisers to obtain dollars and/or materials needed by the 5th Marines wherever they may be deployed or for their families in need of assistance that are in Camp Pendleton or nearby housing areas. Fund raising events will be held in Dana Point or nearby communities. Goodies boxes are mailed on a regular basis to our service men and women.

FISCAL IMPACT:

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

BOARD OF DIRECTORS:

Pete Hammer
Hank Snyder
Doug Chotkevys
Bob DePew
Pete Hammer
Diane Harkey
Nancy Jenkins
Brud LeTourneau
Terry Rifkin
Hank Snyder
Alan Wickstrom

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: **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 funding the outreach programs of the organization.

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Gayle Yamada – Director of Development

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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.

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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.

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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 care ends at age 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”.

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