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## KENNETH HENRY COURT APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant:        Satellite Housing, Inc.

Action:            Initial Resolution

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

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

Activity:          Affordable Housing

Meeting:          April 29, 2011

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### Background:

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

### The Project:

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

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

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

The City of Oakland:

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

Proposed Financing:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond Proceeds:	\$ 3,200,000
City of Oakland RDA:	\$ 1,901,198
State of Ca RHCP:	\$ 906,260
Deferred Developer Fee:	\$ 103,560
Equity:	<u>\$ 1,756,937</u>
Total Sources:	\$ 7,867,955

Uses of Funds:	
Land Acquisition Costs:	\$ 795,723
Building Acquisition:	\$ 1,012,739
Rehabilitation:	\$ 2,000,000
Architectural & Engineering:	\$ 206,114
Legal and Professional:	\$ 105,000
Permits & Impact fees:	\$ 15,000
Environmental:	\$ 35,000
Soft Costs:	\$ 3,071,211
Developer fee:	\$ 487,342
Costs of Issuance:	<u>\$ 139,826</u>
Total Sources:	\$ 7,867,955

Terms of Transaction:

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

Public Benefit:

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

Percent of Restricted Rental Units in the Project: 100%

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

Unit Mix: 1, 2, 3 and 4 bedrooms

Term of Restriction: 55 years

Finance Team:

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

Recommendation:

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

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



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## SATELLITE FIRST COMMUNITIES SUMMARY AND RECOMMENDATIONS

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**Applicant:** Satellite Housing, Inc.

**Action:** Initial Resolution

**Amount:** \$35,000,000 (Not to exceed)

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

**Activity:** Senior Affordable Housing

**Meeting:** April 29, 2011

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### Background:

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

### The Project:

The Satellite First Communities Apartments project is an Acquisition Rehabilitation affordable multi-family housing development located the cities of Oakland and Berkley, Alameda County, California. The project will contain a total of 350 units of affordable rental housing apartments. The development is comprised of 5 separate buildings. Four of the buildings will be located in the

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

The County of Alameda:

The County of Alameda is a member of the CMFA and will need to hold a TEFRA hearing. The County of Alameda is expected to receive approximately \$17,187 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond Proceeds:	\$35,000,000
Seller Takeback loan:	\$21,356,627
Equity:	<u>\$19,892,776</u>
Total Sources:	\$76,249,402

Uses of Funds:	
Land Acquisition Costs:	\$ 4,140,000
Building Acquisition:	\$17,880,000
Rehabilitation:	\$25,000,000
Architectural & Engineering:	\$ 1,412,770
Legal and Professional:	\$ 263,000
Developer Fee:	\$ 2,500,000
Permits, Soft & Loan Fees:	\$ 8,095,781
Repay Construction Loan:	\$14,724,944
Costs of Issuance:	<u>\$ 144,437</u>
Total Sources:	\$76,249,402

Terms of Transaction:

Amount:	\$35,000,000 (not to exceed)
Maturity:	35 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	December 2011.

Public Benefit:

The Satellite First Communities Apartments will provide 350 affordable senior apartments for low-income households with incomes at or below the area median income. Oakland and Berkley's senior citizens have a serious need for affordable housing. This project will help keep the project affordable for another 55 years.

Percent of Restricted Rental Units in the Project: 100%  
100% (350 Units) restricted to 50% or less of area median income households  
Unit Mix: studio and 1 bedroom  
Term of Restriction: 55 years

Finance Team:

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

Recommendation:

It is recommended that the CMFA Board of Directors adopt an Initial Resolution in the amount of \$35,000,000 of tax-exempt private activity bonds to finance the acquisition and rehabilitation of senior affordable housing projects in the cities of Oakland and Berkeley, Alameda County, California.

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



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## ST. JOSEPH'S II FAMILY APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant:	BRIDGE Housing Corporation
Action:	Initial Resolution
Amount:	\$25,000,000 (Not to Exceed)
Purpose:	Finance the Development of Affordable Housing in the City of Oakland, Alameda County, California
Activity:	Affordable Housing
Meeting:	April 29, 2011

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### Background:

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

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

The CMFA has facilitated over 10 BRIDGE projects.

The Project:

St. Joseph's II Family Apartments is the second phase of an affordable housing project. It will consist of 62 units of family affordable housing. 58 of the 62 units will be housed in a new podium building and four additional units will be incorporated in two existing buildings at the site. Together with the St. Josephs Senior Apartments, currently under construction, the Family Apartments will provide a unique opportunity to revitalize a valuable historical asset in Oakland and create a vibrant and affordable residential community.

The St. Joseph's II Family Apartment will feature the following: Refrigerator, Range, Disposal, Blinds, Laundry Rooms, Elevator, Community Room with Kitchen, Gated Entry, Landscaped Open Space and Covered Parking.

The City of Oakland:

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

Proposed Financing:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond Proceeds:	\$16,039,927
City of Oakland Funds:	\$ 8,526,583
IIG Infill Grant Program:	\$ 3,189,280
Affordable Housing Program:	\$ 620,000
Other: Foundation Grant:	\$ 125,000
Equity:	<u>\$ 2,148,530</u>
Total Sources:	\$30,649,320

Uses of Funds:	
Acquisition Costs:	\$ 2,852,400
Rehabilitation:	\$ 1,106,214
New Construction Costs:	\$18,207,453
Architect & Engineering Fees:	\$ 2,079,927
Legal & Professional:	\$ 261,633
Taxes & Insurance:	\$ 290,125
Marketing & Reserves:	\$ 513,021
Developer Fee:	\$ 2,500,000
Title & Financing Costs:	\$ 1,452,409
Cost of Issuance:	\$ 386,138
Capitalized Interest:	<u>\$ 1,000,000</u>
Total Uses:	\$30,649,320



Terms of Transaction:

Amount:	\$25,000,000 (Not to Exceed)
Rate:	Fixed rate. Perm.
Maturity:	30 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	October 2011.

Public Benefit:

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

Percent of Restricted Rental Units in the Project: 100%  
41% (25 Units) restricted to 30% or less of area median income households; and  
5% (3 Units) restricted to 45% or less of area median income households; and  
25% (15 Units) restricted to 50% or less of area median income households; and  
29% (18 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:	TBD
Bond Counsel:	Quint and Thimmig LLP
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Lender Counsel:	TBD
Borrower Counsel:	Gubb & Barshay LLP
Borrower Consultant:	California Housing Partnership Corporation

Recommendation:

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

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



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## DE ANZA II APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant: Chelsea Investment Corporation

Action: Initial Resolution

Amount: \$5,000,000(Not to Exceed)

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

Activity: Affordable Housing

Meeting: April 29, 2011

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### 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:

The De Anza II Senior Family Apartments project will be new construction. The project will be a 54 unit affordable senior-family housing development that will house tenants with incomes 30-60% of the Area Median Income. Amenities include a Community Center, walking areas and open areas. Laundry facilities will be provided in the units.

The City of Calexico:

The City of Calexico is a member of the CMFA and a TEFRA hearing needs to be held. Upon closing the City of Calexico is expected to receive approximately \$3,125 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond Proceeds:	\$ 5,000,000
Direct & Indirect Public Funds:	\$ 275,000
Deferred Developer Fee:	\$ 457,454
Equity:	<u>\$ 3,469,173</u>
Total Sources:	\$ 9,202,173

Uses of Funds:	
New Construction Costs:	\$ 5,806,590
Architectural Costs:	\$ 600,541
Legal & Professional:	\$ 285,169
Construction Period Expenses:	\$ 223,652
Operating Reserves:	\$ 275,449
Local Permits and Fees:	\$ 1,097,821
Developer Fee:	\$ 894,000
Costs of Issuance:	<u>\$ 18,900</u>
Total Uses:	\$ 9,202,173

Terms of Transaction:

Amount:	\$5,000,000
Maturity:	Up to 40 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	October, 2011

Public Benefit:

Fifty-three seniors will be able to enjoy high quality affordable housing in the City of Calexico. Services at the complex will include on-site parking, laundry facilities, picnic areas, community room and walking areas.

Percent of Restricted Rental Units in the Project:	100%
12% (6 Units) restricted to 30% or less of area median income households; and	
32% (17 Units) restricted to 40% or less of area median income households; and	
66% (30 Units) restricted to 50% or less of area median income households	
Unit Mix: 1 bedroom	
Term of Restriction: 55 years	

Finance Team:

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

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$5,000,000 for an affordable housing project located in the City of Calexico, Imperial County, California.

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



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## **DRASNIN MANOR APARTMENTS SUMMARY AND RECOMMENDATIONS**

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

**Action:** Initial Resolution

**Amount:** \$4,300,000 (Not to Exceed)

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

**Activity:** Affordable Housing

**Meeting:** April 29, 2011

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Background:

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

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

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

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

The Project:

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

The City of Oakland:

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

Proposed Financing:

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

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

Terms of Transaction:

Amount:	\$4,300,000 (Not to Exceed)
Maturity:	Up to 40 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	September, 2011

Public Benefit:

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

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

Finance Team:

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

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$4,300,000 for an affordable housing project located in the City of Oakland, Alameda County, California.

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



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## VALLEY COMMONS EAST APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant:	Star – VC East LP
Action:	Initial Resolution
Amount:	\$3,500,000 (Not to exceed)
Purpose:	Finance the Acquisition and Rehabilitation of Affordable Housing Apartments in the City of Grass Valley, County of Nevada, California
Activity:	Affordable Housing
Meeting:	April 29, 2011

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### Background:

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

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

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

### The Project:

The Valley Commons East Apartments project is an Acquisition Rehabilitation affordable multi-family housing development located in the City of Grass Valley, Nevada County, California. The 56 unit project is a Preservation project that will keep the historical and existing buildings intact. The project will include a mix of one- and two-bedroom units for families earning between 50%



and 60% of AMI. There are 7 buildings which are two-story, wood-frame construction. Site amenities will include recreational areas, barbecues, covered parking, refrigerator, disposal, blinds, laundry rooms, and Community Room with Kitchen.

The City of Grass Valley:

The City of Grass Valley is a member of the CMFA and will need to hold a TEFRA hearing. The City of Grass Valley is expected to receive approximately \$2,500 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>
Tax-Exempt Bond Proceeds:	\$ 3,500,000
USDA 515 Loan:	\$ 1,653,439
USDA Replacement Reserves:	\$ 270,435
Deferred Developer Fee:	\$ 364,443
Equity:	<u>\$ 408,350</u>
Total Sources:	\$ 6,196,668

Uses of Funds:

Land Acquisition Costs:	\$ 230,000
Building Acquisition:	\$ 2,866,622
Rehabilitation:	\$ 1,530,560
Legal and Professional:	\$ 200,000
Third-Party Reports:	\$ 57,000
Title/Closing Costs:	\$ 270,528
Reserves:	\$ 120,000
Developer Fee:	\$ 673,883
Costs of Issuance:	<u>\$ 248,075</u>
Total Sources:	\$ 6,196,668

Terms of Transaction:

Amount:	\$3,500,000 (not to exceed)
Maturity:	30 years.
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	October 2011.

Public Benefit:

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

Percent of Restricted Rental Units in the Project: 100%  
30% (17 Units) restricted to 50% or less of area median income households; and  
70% (38 Units) restricted to 60% or less of area median income households;  
Unit Mix: 1 and 2  
Term of Restriction: 55 years

Finance Team:

Lender:	US Bank
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Lender Counsel:	TBD
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Borrower Counsel:	Reinhart Boerner Van Deuren SC

Recommendation:

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

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



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## ALEXANDER CROSSINGS APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant: St. Anton Partners

Action: Initial Resolution

Amount: \$23,500,000 (Not to Exceed)

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

Activity: Affordable Housing

Meeting: April 29, 2011

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### Background:

St. Anton Partners is one of the most active affordable housing developers in the Country. Ranked 8th nationwide by Affordable Housing Finance Magazine for affordable housing production in 2009, St. Anton Partners develops new apartment communities as well as renovates existing communities. Formed in 1995 by Peter Geremia and Steven Eggert, St. Anton Partners has built or renovated over 30 apartment communities totaling over 5,000 units located in the greater Sacramento region and in the Bay Area.

They are a fully integrated development company, general contractor, and property management firm. The St. Anton owners and senior staff are directly involved in every aspect of project development and long-term property management. St. Anton Partners leads a team of specialists including architects, engineers, superintendents, sub-contractors, financial providers, marketing analysts, and property management agents through all phases of development. They are committed to building and maintaining high quality communities. St. Anton Partners has developed and perfected a variety of housing types including garden style apartments ranging from 20 to 30 units to more urban projects that have densities of 50 to 100 units.

St. Anton Partners has developed apartment communities in 14 jurisdictions located in the greater Sacramento region, East Bay Area and North Bay Area. They are focused on and respond to the needs of local communities. With the new demands on local governments to develop within

urban growth boundaries, St. Anton Partners is able to create quality housing that fulfills these demands and local housing goals.

The Project:

The Alexander Crossings Apartments is a new construction multi-family housing development located in the City of Napa, California. The project will contain a total of 27 units of affordable rental housing and 107 units of market rate apartments. The project will include a mix of one-, two-, and three-bedroom units for families earning 50% of AMI. The site amenities will include gated access, recreational areas, community room, computer labs, a swimming pool, barbecues, tot-lot, and covered parking. There will also be after school programs, financial management and home work clubs provided at no charge.

This project originally contained 100% affordable rental housing. Due to insufficient governmental funding, the project has been restructured.

The City of Napa:

The City of Napa is a member of the CMFA and will need to hold a TEFRA hearing. Upon closing is expected to receive approximately \$13,437 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds	<u>Construction</u>
Tax-Exempt Bond:	\$23,500,000
Loan Financing:	\$ 1,500,000
Deferred Developer Fee:	\$ 2,375,000
GP Equity:	<u>\$ 968,470</u>
Total Sources:	\$28,343,470

Uses of Funds:

Land Acquisition:	\$ 4,800,000
New Construction:	\$15,433,809
Architectural & Engineering:	\$ 546,000
Legal & Professional:	\$ 150,000
Interest Reserves:	\$ 1,287,755
Development Impact Fees:	\$ 3,625,906
Developer's Fee & Overhead:	<u>\$ 2,500,000</u>
Total Uses:	\$28,343,470

Terms of Transaction:

Amount:	\$23,500,000 (Not to Exceed)
Rate:	TBD
Maturity:	33 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	September 2011

Public Benefit:

Twenty seven families will be able to enjoy high quality affordable housing in the City of Napa. Amenities at the complex will include gated access, recreational areas, community room, computer labs, a swimming pool, barbecues, tot-lot, and covered parking. There will also be after school programs, financial management and home work clubs provided at no charge.

Percent of Restricted Rental Units in the Project: 20%  
20% (27 Units) restricted to 50% or less of area median income households; and  
80% (107 Units) Market rate housing;  
Unit Mix: 2 and 3 bedrooms  
Term of Restriction: 55 years

Finance Team:

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

Recommendation:

It is recommended that the CMFA Board of Directors approve an Initial Resolution of \$23,500,000 for the Alexander Crossings Apartments affordable housing project located in the City of Napa, Napa County, California.

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



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## SANTA ROSA ACADEMY SUMMARY AND RECOMMENDATIONS

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Applicant: Santa Rosa Academy, Inc.

Action: Final Resolution

Amount: \$24,000,000

Purpose: Finance or Refinance the Acquisition, Construction, Improvement, Renovation and Equipping of Educational Facilities, Located in the City of Menifee (unincorporated), Riverside County, California.

Activity: Charter School

Meeting: April 29, 2011

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Background:

Santa Rosa Academy, Incorporated (the "Corporation") is a California nonprofit public benefit corporation which was incorporated on July 12, 2005. The Corporation currently operates at two public charter school campuses, both comprising the Santa Rosa Academy (the "School"), which operates pursuant to a charter authorized and approved by the Menifee Union School District (the "District"). The two campuses currently include 20,010 square feet of space at the Mount San Jacinto Community College in Menifee and 7,972 square feet of space at the Santa Rosa West campus located at 26301 Garbani Road in Menifee. The School plans to expand its leased space at the Santa Rosa West Campus during the 2011-2012 school year. Upon completion of the Project, the School will operate on a single campus to be located at the corner of El Centro Lane and Wickerd Road in Menifee, California.

The Corporation teaches students residing primarily in southwest Riverside County, California and is comprised primarily from students in the District. The Corporation began operations in the 2005-06 school year with approximately 59 students in grades K through 9. The Corporation currently operates three program tracks within the Santa Rosa Academy: (1) the Red Track, which is the School's K-12 Home School/Independent Study program, (2) the White Track, which is the School's K-8 home school program that includes classroom instruction for two days each week, and (3) the Blue Track, which is the School's K-12, full-time, site-based, college preparatory program and, together with the Red Track Program and the White Track Program. The School ended the 2009-10 school year with approximately 640 students. The School currently limits student enrollment in the Blue Track program to 250 students and uses a lottery

system for admissions. The School does not limit student enrollment in the Red Track and White Track Programs since they are both independent study programs. The School estimates that its expansion and relocation to a single campus will increase the School's capacity to approximately 2,000 students, which includes approximately 500 independent study students.

The Project:

The CMFA will be issuing Lease Revenue Bonds for the Santa Rosa Academy project that will be used by the Borrower to finance, refinance or reimburse the Borrower for the cost of (a) the acquisition, construction, improvement, rehabilitation, furnishing and/or equipping of certain public charter school facilities located in the County of Riverside, California, in the community of Winchester, on property bounded to the east by La Ventana Road, to the south by Wickerd Road, to the west by El Centro Lane, and to the north by a line running parallel to and approximately 850 feet north of Wickerd Road; (b) funding a debt service reserve fund; (c) paying capitalized interest on the Series 2011 Bonds; and (d) paying certain costs of issuance for the Bonds. The Borrower will lease the Series 2011 Facilities to Santa Rosa Academy, Inc., pursuant to the terms of a Lease Agreement, dated as of May 1, 2011. The Corporation currently operates a charter school operating from two campuses, both which are located in Menifee, California. Santa Rosa Academy is chartered by the Menifee Union School District.

The County of Riverside:

The County of Riverside is a member of the CMFA and was scheduled to hold a TEFRA hearing on April 26, 2011. The County will receive approximately \$10,891 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax Exempt Bond Proceeds:	\$ 22,745,000
Taxable Bond Proceeds:	\$ 145,000
Less: Original Issue Discount:	<u>\$ -216,175</u>
Total Sources:	\$ 22,673,825

Uses of Funds:

Land Acquisition:	\$ 2,624,850
New Construction:	\$ 15,955,019
Debt Service Reserve Fund:	\$ 1,971,606
Capitalized Interest:	\$ 1,492,000
Costs of Issuance:	<u>\$ 630,350</u>
Total Uses:	\$ 22,673,825

Terms of Transaction:

Amount:	\$24,000,000 (Not to Exceed)
Rate:	Fixed
Maturity:	April 2046
Collateral:	Deed of Trust
Bond Purchasers:	Institutional & Retail Investors

Rating Agency: Fitch  
Expected Rating: BBB –  
Estimated Closing: May 2011

Public Benefit:

It is the goal of the Santa Rosa Academy to be able to meet the needs of the student throughout Riverside County in an innovative and resourceful way that provides education options that they may otherwise not have without the uniquely designed educational program of the Santa Rosa Academy. The students participate in many forms of community service including the development and implementation of a Community Service Project that will benefit the local community and allow the student to look beyond themselves to make a difference in the world, no matter how small.

Finance Team:

Underwriter: Ziegler Capital Markets  
Underwriter Counsel: Benesch, Friedlander, Coplan & Aronoff LLP  
Bond Counsel: Kutak Rock LLP  
Issuer Counsel: Squire, Sanders & Dempsey LLP  
Borrower Counsel: Bensinger, Ritt, Tai & Thvedt, LLP  
Trustee: U.S. Bank N.A.

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution authorizing the issuance, sale and delivery of up to \$24,000,000 of tax-exempt bonds to finance and refinance the acquisition, construction, improvement, renovation and equipping of educational facilities for the Santa Rosa Academy, located in the City of Menifee (unincorporated), Riverside County, California.





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## THE BERKELEY SCHOOL SUMMARY AND RECOMMENDATIONS

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Applicant:	The Berkeley School
Action:	Final Resolution
Amount:	\$8,000,000
Purpose:	Refinance the Acquisition, Construction, Improvement, Renovation and Equipping of Educational Facilities, Located in the City of Berkeley, Alameda County, California.
Activity:	Private School
Meeting:	April 29, 2011

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### Background:

The Berkeley School (“TBS”) began with the first Montessori program in Berkeley in 1963 by parents who wanted to provide an education for their children based on the Montessori Method. In 1964, the first class opened with 20 children at Temple Beth El in Berkeley.

The first elementary class was established in Kensington in 1972. In 1995, a second elementary classroom was added and the Middle School was founded for 6th and 7th grade students. The Middle School program changed to 7th and 8th grades in 1996.

In 2001, the school purchased property at 1310 University Avenue that contained Berkeley’s historic Santa Fe Railroad depot. Groundbreaking took place in February 2003 and, exactly one year later, on February 27, 2004, their beautiful new campus was opened on time and under budget. The new campus is enhanced by a space-sharing relationship with Congregation Netivot Shalom next door, which allows them to use their multi-purpose space and sanctuary for selected programs and events. For more than four decades, throughout the growth of their school and facilities, TBS has steadily built a strong reputation for the excellence of their program, which places a high value on both academic achievement and the healthy social development of each student.

Their goal is to teach kids how to think for themselves; to think about how to look for answers without a guide or map; to think differently about problems – differently even than the way they were taught here.

The Project:

The CMFA will be issuing Revenue Bonds for the Berkeley School project that will be used by the Borrower to (a) refinance certain outstanding revenue bonds previously issued for the benefit of the Borrower for the cost of the construction, acquisition, installation, renovation, rehabilitation and improvement of real property, facilities, equipment and improvements of the Borrower's educational facilities located on its campus at 1300-1310 University Avenue, Berkeley, California 94702, including but not limited to the construction of an approximately 18,300 square foot facility containing 11 classrooms, office space, conference rooms, amphitheatre, a multipurpose room and a kitchen; (b) pay capitalized interest on the Loan; (c) fund one or more reserve funds with respect to the Loan; and (d) pay certain costs of issuance of the Loan.

The County of Alameda:

The County of Alameda is a member of the CMFA and held a TEFRA hearing on April 26, 2011. The County will receive approximately \$5,333 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Loan Proceeds:	\$ 7,965,000
Total Sources:	\$ 7,965,000

Uses of Funds:

Refinance:	\$ 7,540,000
Early Bond Redemption:	\$ 125,000
Costs of Issuance:	\$ 300,000
Total Uses:	\$ 7,965,000

Terms of Transaction:

Amount:	\$7,965,000
Rate:	Fixed
Maturity:	June 2041
Collateral:	Deed of Trust
Bond Purchasers:	Institutional (Direct Placement)
Estimated Closing:	May 2011

Public Benefit:

It is the goal of the Berkeley School is to be able to meet the needs of the student throughout the city of Berkeley and Alameda County. The school educates in an innovative and resourceful way that provides education options that students may otherwise not have had.

Finance Team:

Underwriter:	First Republic Bank
Underwriter Counsel:	Sidley Austin LLP
Bond Counsel:	Benesch, Friedlander, Coplan & Aronoff LLP
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Borrower Counsel:	Spalding McCullough & Tansil LLP
Financial Advisor:	Western Solutions Inc.

Recommendation:

It is recommended that the CMFA Board of Directors adopt a Final Resolution authorizing the issuance, sale and delivery of up to \$8,000,000 of tax-exempt obligations to refinance the acquisition, construction, improvement, renovation and equipping of educational facilities for Berkeley School, located in the City of Berkeley, Alameda County, California.



# 2011 CMFA/ CFSC/ CFPF Regular Meeting Schedule

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

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

February '11						
Su	M	Tu	W	Th	F	Sa
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27	28					

March '11						
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27	28	29	30	31		

April '11						
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May '11						
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29	30	31				

June '11						
Su	M	Tu	W	Th	F	Sa
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July '11						
Su	M	Tu	W	Th	F	Sa
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31						

August '11						
Su	M	Tu	W	Th	F	Sa
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28	29	30	31			

September '11						
Su	M	Tu	W	Th	F	Sa
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October '11						
Su	M	Tu	W	Th	F	Sa
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23	24	25	26	27	28	29
30	31					

November '11						
Su	M	Tu	W	Th	F	Sa
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27	28	29	30			

December '11						
Su	M	Tu	W	Th	F	Sa
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18	19	20	21	22	23	24
25	26	27	28	29	30	31



Meetings



Holidays

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## CHARITABLE GRANT RECOMMENDATION

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Alum Rock Counseling Center  
Asian American Drug Abuse Program  
Asian Rehabilitation Services  
Borrego Community Health Foundation  
California Space Authority  
Casa Romantica  
Clearwater Residential  
Downtown Women's Center\*  
Freedom Station  
Furnishing Hope of Orange County  
Goodwill Industries of San Joaquin Valley, Inc  
Homeless Health Care Los Angeles  
Housing California  
Little Tokyo Service Center  
Mar Vista Family Center  
Next Door Solutions to Domestic Violence  
Non-Profit Housing Authority of Northern California  
Ocean Park Community Center  
Rural Community Assistance Corporation  
San Diego Housing Federation  
Southern California Association of Nonprofit Housing  
St. John's Health Center\*  
Thai Community Development Center  
Volunteers of America  
Women Escaping a Violent Environment (WEAVE)

### **Listed for Over One Year**

Acres of Hope  
Anaheim Family Justice Center  
Central City Hospitality House  
Coachella Valley Housing Coalition, John F. Mealey Scholarship Committee  
Community Partnership for Families  
Early Intervention Juvenile Delinquency Drug Court Program  
East Bay Regional Park District  
My Stuff Bags Foundation  
Orange County High School of the Arts  
Para Los Ninos  
Resources for Community Development  
Senior L.I.F.E. Center  
Support Network for Battered Women  
THINK Together  
United Cerebral Palsy of Greater Stockton  
Youth UpRising

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## CHARITABLE GRANT GUIDELINES

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Recipient: Board Members of the California Foundation for Stronger Communities

Purpose: To Provide an Outline of Charitable Grant Guidelines

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### **CHARITABLE GUIDELINES:**

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

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: **ALUM ROCK COUNSELING CENTER** (7/16/2010)  
Location: 777 N 1st St, #444, San Jose, CA 95112  
Purpose: Provides programs for at-risk youth safe and drug and violence-free  
Website: [www.alumrockcc.org](http://www.alumrockcc.org)  
Revenue: \$2,857,064

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### **MISSION/VISION:**

*To provide culturally appropriate services which enable youth and their families in East Santa Clara Valley to improve the quality of their lives.*

### **BACKGROUND:**

In 1974, Alum Rock Counseling Center began its critical work by addressing the academic, social, and mental health needs of at-risk youth and families, living in the extremely high-need area of East San José, CA. Due to the lack of linguistically sensitive and culturally appropriate practitioners and services, many of the predominantly Spanish-speaking individuals in this region were “falling through the cracks” of the legal, educational, and health systems into lives of poverty, academic failure, illness, incarceration, addiction, and victimization. A group of active community members founded ARCC in the hopes of providing this community with the culturally proficient counseling and professional support they needed in order to lead healthier, safer, and more productive lives.

For over 34 years, ARCC’s programs have helped to keep at-risk youth safe, in school, and drug- and violence-free. Alum Rock Counseling Center serves 3,000 youth and their families a year, and currently has 40 full-time employees and over 100 volunteers, with 95% of direct services staff being culturally and linguistically reflective of the community it serves.

Today, ARCC operates 12 different programs, addressing truancy/school failure, anger management, juvenile delinquency, gang activity, drug/alcohol abuse, and family violence. Our continuum of care, working with youth and families at a variety of risks, promotes long-term, positive outcomes in a community challenged by struggles for adequate healthcare and professional support.

### **FISCAL IMPACT:**

Donations will help to provide the various programs.

**BOARD OF DIRECTORS:**

Bob Tolan  
Jon Yap  
Tom McGovern  
Elias Chamorro  
Scott Whelton  
Anna Cruz  
Bob Nunez  
Lt. Ruben Chavez



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## CHARITABLE GRANT RECOMMENDATION

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Recipient:                   **ASIAN AMERICAN DRUG ABUSE PROGRAM (1/14/2011)**

Location:                   2900 S. Crenshaw Blvd., Los Angeles, California 90016

Purpose:                      Provides services throughout Los Angeles County

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

Revenue:                   \$9,317,000

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### **MISSION/VISION:**

*The Mission of AADAP is to change lives and save families, by providing comprehensive substance abuse and other social services for Asian Pacific Islander and other diverse communities. Core programs include education, prevention, intervention, treatment, employment, advocacy, and economic development.*

### **BACKGROUND:**

Thirty-Eight years ago, 31 Asian American youth died of drug overdoses. As much as elder members of the community wanted to believe their kids “did not do drugs” this epidemic in 1971 jolted the community into a shocking reality. This was their kids, and something needed to be done.

The community organized, held meetings, talked to youth who were working with youth, trying to figure out what was really going on. What they realized was people in the Asian American community, both young and old, had nowhere to go when it came to drug abuse. These youth needed a place to belong and someone to talk to, someone who understood their culture and family and could relate to what they were going through.

A proposal was written and submitted to the Federal Government asking for funding for the first ever drug abuse program targeting Asian Americans. The proposal was funded, and in 1972, the Asian American Drug Abuse Program was born. Today, some 38 years later, AADAP remains one of only two programs in the nation with a mission to target and design services for Asian and Pacific Islanders with drug abuse problems.

### **FISCAL IMPACT:**

Donations will help the various programs and support services offered.

**BOARD OF DIRECTORS:**

Karl K. Nobuyuki—Chairman  
Reverend Dr. Kenneth Uyeda Fong—Vice Chairman  
Sue Oda Omori—Secretary  
Kenneth Kasamatsu—Treasurer  
Saundra Bryant  
Ronald K. Ikejiri  
Jean Shigematsu  
Danny Torii  
Mike Watanabe, MSW  
Ryan Yamamoto

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: **ASIAN REHABILITATION SERVICE (1/14/2011)**

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

Purpose: Provides vocational rehabilitation services and employment training services

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

Revenue: \$3,013,541

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

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

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

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: **BORREGO COMMUNITY HEALTH FOUNDATION** (12/10/2010)

Location: 1166 K Street, Brawley, CA 92227

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

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

Revenue: \$13,733,160

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### **MISSION/VISION:**

*The Mission of Borrego Community Health Foundation is to "become the hub of medical and social services for the communities we serve and their adjoining geographic areas. The centers shall provide comprehensive, affordable care and daily primary and preventive care to all the residents, regardless of the ability to pay. The centers shall strive to maintain current services and to develop additional services to meet the medical and social needs of all these communities."*

### **BACKGROUND:**

Only in recent years have the clinics of the Borrego Community Health Foundation emerged as a regional medical network in the inland region of San Diego and Riverside counties. Originally, a group of Borrego Springs citizens organized the foundation as a nonprofit benefit corporation when Scripps Clinic and Research Foundation bowed out of its nine-year ownership of Scripps Clinic-Borrego Springs in 1990. The 8,600-square-foot Scripps facility, built and equipped in 1982 with private donations, became known as the Borrego Medical Center.

In 2003, the medical center reached a major milestone when it became a Federally Qualified Health Center. Along with the renewable federal support came a new calling to extend comprehensive social and medical services to the surrounding desert region.

### **FISCAL IMPACT:**

Donations will help provide assistance to low-income families.

**BOARD OF DIRECTORS:**

F. Seth Brown  
Tom Middleton  
Nancy Hall  
Marcia Anderson  
John Barrett  
Raymond Balanos  
Joe Ceja  
Mary Creske  
Leslie Greathouse  
Harry Isley  
Dora M. Murillo  
Carol Will

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient:                   **CALIFORNIA SPACE AUTHORITY (6/18/2010)**

Location:                   3201 Airpark Drive, Suite 204, Santa Maria, CA 93455

Purpose:                      To Retain, Grow and Create California Space Enterprise

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

Revenue:                   \$3,717,286

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### **MISSION/VISION:**

*To Provide California space enterprise voice, Visibility, and a Competitive Edge*

### **BACKGROUND:**

In 1986, the first meeting of CSA's precursor was held in Lompoc, California near Vandenberg AFB (VAFB). For the next several years, local economic development and civic leaders, state policymakers, space company representatives worked together to establish Vandenberg AFB as California's premier commercial launch, research and education center. A key business development focus was to find alternative uses for the mothballed NASA shuttle facilities at VAFB, to bolster NASA's "Mission to Planet Earth" launches at the Base, and to the establishment of a NASA Center for Commercial Development of Space (CCDS) adjacent to the Base.

Governed by a statewide board of directors, the California Space Authority (CSA) is a nonprofit corporation representing the commercial, civil, and national defense/homeland security interests of California's diverse space enterprise community in all four domains: industry, government, academia, and workforce.

Designated as California's Spaceport Authority, CSA is a member-based "enterprise" association working closely with stakeholders statewide to facilitate California's competitiveness and space enterprise vitality.

### **FISCAL IMPACT:**

Any assistance helps them expand their efforts to help provide cultural experience for space exploratoin.

**BOARD OF DIRECTORS:**

Peter Banks  
Tim Bennett  
James Boyle  
Greg Burner  
Corby Clark  
John Daegele  
Celeste Ford  
Trevor Foster  
Michael Gallo  
Randall Garber  
Hany Girgis  
Christopher Hoerber  
Allen Hoffman  
Alan Jones  
Wayne Kauffman  
James Long  
James McGlothlin  
Diane Murphy  
Noori Mohammed  
Stephen O'Neil  
Michael Pitts  
Julie Sattler  
Laurel Shockley  
Gwynne Shotwell  
Mark Sirangelo  
Mark Sirangelo  
Thomas Taverney  
Dan White



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## CHARITABLE GRANT RECOMMENDATION

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Recipient:                   **CASA ROMANTICA** (4/29/2011)

Location:                   415 Avenida Granada, San Clemente, CA 92672

Purpose:                      Provide a Cultural Center and Garden

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

Revenue:                   \$676,363

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### **MISSION/VISION:**

*Casa Romantica Cultural Center and Gardens, the historic Spanish Colonial Revival estate of San Clemente founder Ole Hanson, embodies the Romance and Reality of the Southern California experience. Its stunning setting is a place for people of all ages to explore and understand Southern California history, architecture, ecology and culture.*

### **BACKGROUND:**

Casa Romantica is a private non-profit 503c organization that exists thanks to the generous ongoing support of their donors. Contributions allow them to preserve their Nationally Registered historic home for all to enjoy and to continue to offer outstanding cultural and educational programming for all ages to the community.

San Clemente is one of the first master planned cities in California. Co-founder Ole Hanson came to the site to create his ideal community, a "Spanish Village by the Sea." In 1927, Hanson built the Casa Romantica as his family home, and expression of his version of the California dream. The seven-bedroom, seven-bath house was designed by Carl Lindbom, who also designed La Casa Pacifica (the former Western White House).

Over the years, the house passed through various owners until Lambert and Patricia Schuyler bought the property in 1946 and named it Casa Romantica. The ex- Mrs. Fred Waring purchased the home in 1952. Four years later, Mrs. Waring sold the home to Muriel and Leslie Whitehouse, who named it Casa Blanca after their name. In 1960 the property began a new life, and was operated as a senior citizens' home until 1984 by George and Louise Welsh, who renamed it Casa Romantica. From 1984 until 2000, the Casa was leased to a private business for special events. The San Clemente Redevelopment Agency purchased the property from the Welsh Family Partnership in 1989. Casa Romantica was listed on the National Registry of Historic Places in 1991.

### **FISCAL IMPACT:**

Donations go towards this Nationally Registered Historic Home to remain open to the public.

**BOARD MEMBERS:**

Forthcoming

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: CLEARWATER RESIDENTIAL (4/29/11)  
Location: P.O. Box 9188, Moreno Valley, CA 92552  
Purpose: Provide Room and Board Programs for the Homeless  
Website: [www.clearwaterresidential.org](http://www.clearwaterresidential.org)  
Revenue: \$221,892

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### **MISSION/VISION:**

*Reach out to seniors trying to manage on fixed incomes (including those with physical disabilities) so that each may live with dignity through assistance of housing and supportive social services and those that are homeless or at-risk of becoming homeless, so they can achieve pride through self-sufficiency.*

### **BACKGROUND:**

Clearwater Residential Incorporated is a nonprofit California Corporation, whose experience is reflected in the success of its leadership which has been present since its inception. In the first half of the 21st Century, Clearwater Residential Care will facilitate dynamic economic, emotional and physical growth in the senior segment, as well as homeless veterans and other individuals of our community throughout the Inland Empire. Like the residential and personal approach that characterizes all of our activities, the wealth of experience as care providers will always be an integral part of the relationship between the community, city, county, state, federal agencies and the seniors that provide care.

Clearwater Residential Care was founded to inspire a rapid, progressive and enduring evolutionary process in the at risk and poor population within the senior sector of our society. Since there has been such a dire need for similar support for other individuals who too are at risk, especially our veterans, our concept has changed to include both communities, with a continued focus on the senior sector. This design will encourage employment and volunteering substantially, and will favorably impact and mitigate the problem of homelessness for our seniors, veterans and other homeless individuals in the Inland Empire. Gainful and meaningful involvement in the community to enhance their quality of life will give them enhanced prospects for their future. This will provide a tremendous platform for our hope to move as many of our clients as possible from a hopeless state of body and mind to a productive member of society.

**FISCAL IMPACT:**

Donations continue to funding the outreach programs of the organization. The organization receives no government funding.

**BOARD MEMBERS:**

Forthcoming

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: **DOWNTOWN WOMEN'S CENTER (UCLA COMMUNITY PARTNERSHIP) (7/16/2010)**

Location: 325 S. Los Angeles St., Los Angeles, CA, 90013

Purpose: Provide for Battered Women at a Shelter

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

Revenue: \$8,138,075

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### **MISSION/VISION:**

*The mission of the Downtown Women's Center is to provide permanent supportive housing and a safe and healthy community fostering dignity, respect, and personal stability, and to advocate ending homelessness for women.*

### **BACKGROUND:**

Founded in 1978, the Downtown Women's Center (DWC) is a nationally recognized nonprofit organization that provides over 50,000 meals, 47 permanent supportive housing apartments, and a wide array of health, education, and other supportive services to more than 2500 homeless and very low-income women each year. The Center meets our mission by offering a warm, friendly atmosphere that encourages homeless women to commit to their own betterment and healing process. Our supportive community and much-needed resources allow homeless women to reconnect with their sense of self, reclaim goals lost in the day-to-day struggle for survival on the streets, and move toward self-sufficiency. In the local Skid Row community, the Downtown Women's Center is the only resource that is exclusively for and singularly dedicated to serving the unique needs of this population.

Most participants of our Day Center endure the extreme stress and difficulty of life on the streets. Mental illness, substance abuse, physical disability, and victimization are their most prevalent and persistent issues.

### **FISCAL IMPACT:**

Donations continue to fund the outreach programs of the organization. The organization receives no government funding.

**BOARD MEMBERS:**

Bonnie Sun, President - *Attorney at Law*

Gail Lannoy, Vice President - *Bank of America*

Gloria Teschner, Vice President - *Community Volunteer*

Donella Wilson, Treasurer - *Green Hasson & Janks LLP*

Patti Fischer, Assistant Treasurer - *City National Bank*

Kimberly H. Clancy, Secretary - *Amgen, Inc.*

Lauren Frankel, Immediate Past President - *Frankel Consulting*

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: **FREEDOM STATION** (10/29/2010)

Location: 1315 Ramona Street, Ramona, CA 92065

Purpose: To provide temporary lodging facilities, educational guidance, counseling, physical therapy, and career opportunities to our Nation's wounded and disabled military heroes.

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

Revenue: \$331,254

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### **MISSION/VISION:**

*Freedom Station will be the leader in providing temporary lodging facilities, educational guidance, counseling, physical therapy, and career opportunities to our Nation's wounded and disabled military heroes who are medically retired or discharged and begin the transition from defenders of freedom to productive members of America's civilian work force. Freedom Station will also enable personal interaction between our military warriors and uniquely qualified volunteers and professional counselors at facilities within our main campus and satellite locations. We vow to be the hand up and not a hand out.*

### **BACKGROUND:**

Their goal is to add comfort to the recovering wounded, from all branches of the service, and help with some of the things they need for a little better quality of life, as well as assisting them in their recovery. This is done through the amazing efforts of the "Warrior Foundation," headed up by Rick Roberts, KFMB760, and the San Diego Council of the Navy League. With Rick's help, we have been able to raise over 3 million dollars for sending our heroes home for the holidays, and assistance with their needs while recuperating. We have been blessed with thousands of donations and many thousands of supporters for this universal and 'work-together' campaign for the heroes of our nation.

The Freedom Station concept has grown based on the needs we have witnessed in our other efforts to bring assistance to our wounded heroes. In this regard we have formed a separate and distinct organization to help us reach the goal of providing this absolutely necessary service to our returning heroes.

They are now focused on establishing an effort to build recovery transition centers, beginning in San Diego, CA. These Freedom Stations are patterned off the mission of the Freedom Trains of 1947 and 1976. In a very real sense, this effort is intended to assist in the 'time of doubt' after the retirement or discharge of mentally and physically challenged military members.

**FISCAL IMPACT:**

Donations will help fund a center for recovery, healing, job counseling, trade, skills education, and transitional mediation for our Warriors (proposed site located at 1217-31 28th Street San Diego CA 92102) which will house up to 12 injured warriors, including spaces for physical therapy/gym equipment, a kitchen, office and study areas.

**OFFICERS AND DIRECTORS:**

Jim Moss  
Sandy Lehmkuhler  
Gloria Moss  
Brian Lehmkuhler  
Vic Tambone  
Rick Roberts  
Jim Bedinger  
Shawn Cheney  
Mary Cregan  
Diane Guiliano  
Sue Hirsch  
Evelyn McCormick  
Gloria Moss  
Thomas E. Wojcicki



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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient:                   **FURNISHING HOPE OF ORANGE COUNTY** (12/10/2010)  
Location:                   3857 Birch Street, Ste 503, Newport Beach, CA 92660  
Purpose:                    Provides programs for at-risk youth safe and drug and violence-free  
Website:                    [www.furnishinghope.org](http://www.furnishinghope.org)  
Revenue:                    \$185,000

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### **MISSION/VISION:**

*Furnishing homes for people in need.*

### **BACKGROUND:**

Furnishing Hope was founded to provide a home like environment for kids and families in stressful situations. Furnishing Hope was founded in 2003 and remains the only non-profit in Orange County providing this type of service. Accomplishments include furnishing 26 homes built by Habitat for Humanity (every home built in Orange County since 2004), furnishing 8 apartments for Orangewood Foundation's Rising Tide Communities, Providing complete home furnishings for an Orange Coast Interfaith Shelter family, and supplying Regional Center of Orange County's developmentally disabled patrons with items for their apartments.

### **FISCAL IMPACT:**

Donations create nurturing rooms for families in need

**BOARD OF DIRECTORS:**

Beth Phillips, Founder and Executive Director

Joellyn Finn, Administrative Director

Robyn Phillips, Administrative Assistant

Sandy Anchondo, Rising Tide Communities Coordinator

Marta Gallahair, Fundraising

Pat Carpenter, Aquisitions Coordinator

Carol Gergen, Special Events Director

Debbie Pfeiffer, Fundraising

Ann Gildersleeve, Fundraising

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: **GOODWILL INDUSTRIES OF SAN JOAQUIN VALLEY, INC**  
(8/20/2010)

Location: 3900 Sisk Road, Modesto, CA

Purpose: Provides job training and placement services.

Website: <http://www.goodwill-sjv.org/>

Revenue: \$15,856,695

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### **MISSION/VISION:**

*Goodwill Industries of San Joaquin Valley, Inc. (Goodwill Industries or Borrower) is a nonprofit agency that provides job training and placement services to assist people with employment barriers to become self-sufficient. Goodwill Industries implements its mission by operating retail stores and contract businesses that provide on-the-job training and by operating other job training and placement programs. Goodwill Industries is especially committed to serving people with disabilities.*

### **BACKGROUND:**

Goodwill Industries was established in 1937 with its first retail store in Stockton. There are currently 15 retail and/or donation centers in the San Joaquin Valley and three training centers, located in Fresno, Modesto and Stockton, providing on-the-job training and placement services to assist people with employment barriers to self-sufficiency.

The concept for Goodwill Industries International (Goodwill Industries' parent organization) began over 100 years ago when Edgar J. Helms, a Methodist minister in Boston, MA, was asked for food and clothing by a group in need. Instead of asking donors for money, he requested donations of clothing and other items. He then hired those in need – many considered unemployable - to repair any damaged items, and then sell the donated goods. From that first effort to provide people with the means to earn a paycheck, Goodwill Industries International has evolved into the world's largest nonprofit provider of employment, training and career services for people with disabilities and vocational barriers.

### **FISCAL IMPACT:**

Donations will help fund job services at Goodwill store locations and activities at the job training centers.

**BOARD OF DIRECTORS**

Jim Anthony, Chair  
Kristen Birtwhistle, Vice Chair  
Mark Goldberg, Treasurer  
Hedy Holmes, Secretary  
Karen Andersen  
Jane Butterfield  
Joe Dittmann  
Donald Geiger  
Bob Harmon  
Hal Monroe  
Mark Plovnick  
Raul Rodriguez  
Joseph Serra  
Dave Vaccarezza

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## CHARITABLE GRANT RECOMMENDATION

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

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

Purpose: To Improve the Lives of the Homelessness

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

Revenue: \$4,016,789

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

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

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## CHARITABLE GRANT RECOMMENDATION

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Recipient:                   **HOUSING CALIFORNIA (5/21/2010)**

Location:                   900 J Street, Second Floor Sacramento, CA 95814

Purpose:                      To Provide Homes for All and an End to Homelessness

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

Revenue:                   \$1,248,525

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### **MISSION/VISION:**

*Housing CA's mission is to prevent homelessness and increase the supply of decent, safe, accessible and permanently affordable homes for homeless and low-income Californians. Housing CA staff accomplishes its goals through advocacy, education and research, and communications and outreach.*

### **BACKGROUND:**

Working with California voters, legislators, and thousands of affordable-home supporters, Housing California has achieved many noteworthy accomplishments. Since its inception in 1979, HCA has brought state leaders' attention to issues around homelessness and affordable homes. 1997 – Sponsored and passed legislation increasing the state low-income tax credit from \$35 million to \$50 million. 1999 – Secured the permanent right for local organizations to use National Guard armories to shelter homeless people during the winter. 2000- Won \$600 million in state General Fund money for a range of home programs, from emergency shelters to rental homes to first-time homebuyer assistance. 2001 – Successfully sponsored SB 372 (Dunn), which created a new program to preserve affordable homes at-risk of becoming market-rate due to expiring federal subsidies. 2002 – Drafted and sponsored the Housing and Emergency Shelter Trust Fund Act of 2002 (Proposition 46), the \$2.1 billion housing bond -- passed by California voters. 2006 – Drafted and sponsored the Housing and Emergency Shelter Trust Fund Act of 2006 (Proposition 1C), the \$2.85 billion housing bond -- passed by California voters. 2007 - Sponsored budget proposal and won \$4 million increase in the Department of Corrections budget for reducing recidivism among mentally-ill parolees (PROMISE program).

### **FISCAL IMPACT:**

This charitable donation would increase the supply of permanently affordable homes for Californians at all income levels.

**BOARD OF DIRECTORS:**

Jonathan Hunter  
Dora Leong Gallo  
Karen Flock  
Erin Rank  
Chris Block  
Sam Cobbs  
Joan Burke  
Hannah Cohen  
Michael Lane  
Valerie Feldman  
Tim O'Connell  
Randy Quezada  
Kalima Rose  
Rob Wiener  
Anne Wilson  
Paul Zimmerman



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## CHARITABLE GRANT RECOMMENDATION

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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](http://www.ltsc.org)  
Revenue: \$379,248

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### **MISSION/VISION:**

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

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

### **BACKGROUND:**

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

### **FISCAL IMPACT:**

Donations continue to funding the outreach programs of the organization.

### **BOARD OF DIRECTORS:**

Bill Watanabe – Executive Director  
Erich Nakano – Deputy Director  
Dean Matsubayashi – Director of Community Economic Development  
Gayle Yamada – Director of Development  
Scarlet Sy – Director of Finance  
Mike Murase – Director of Service Programs  
Yasuko Sakamoto – Director of Social Services

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient:                   **MAR VISTA FAMILY CENTER (7/16/2010)**

Location:                   5075 S. Slauson Avenue, Culver City, CA 90230

Purpose:                      To help families make positive changes in their lives

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

Revenue:                   \$2,203,089

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

### **FISCAL IMPACT:**

Donations continue to funding the outreach programs of the organization.

**BOARD OF DIRECTORS**

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

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## **CHARITABLE GRANT RECOMMENDATION**

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Recipient: **MY STUFF BAGS FOUNDATION (8/7/2009)**

Location: 5347 Sterling Center Drive, Westlake Village, CA 91361

Purpose: Provides Bags of Comfort Items to Children Entering Foster Care

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

Revenue: \$2,361,353

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### **MISSION/VISION:**

*Next Door seeks "to end domestic violence in the moment and for all time." Next Door promotes safety for battered women and their children through emergency shelter; multiple points of entry for victims; individuals, system and institutional advocacy; crisis intervention; education for victims and the community; and the changing of community norms through prevention activities.*

### **BACKGROUND:**

In 1971, Bea Robinson and Latina activists concerned about violence they and others experienced joined together to start a hotline and refuge for victims of domestic violence and their children. This refuge, the Shelter Next Door, began in a garage in San Jose. It was the second domestic violence shelter program in California and was the first domestic violence shelter offering bilingual English-Spanish services in the nation. In that garage began Next Door's 24-hour crisis hotline (the number is unchanged for 34 years).

Since 1971, Next Door has provided prevention and intervention services to women, men, children and teens in Santa Clara County and has grown into Santa Clara County's most comprehensive domestic violence service agency. Since that time, Next Door has helped build the lives of tens of thousands of individuals and now serves over 7,000 people annually at seven locations with services that include: shelter, food, clothing, transitional housing, crisis counseling, case management, legal advocacy, support groups, children and teen programs, and a Language Bank, which provides access to services in over 35 languages.

### **FISCAL IMPACT:**

The generous support will provide women and children shelter and the services provided.

## **BOARD OF DIRECTORS**

Janeen Holmes, Director  
Suzanne Carroll, Director  
Glenn Doshay, Director  
Karen Doshay, Director  
Bob Holmes, Director  
Bob Lennon, Director  
Jeff Lennon, Director  
Bob Neill, Director  
Andrea Pierson, Director/Chair  
Michael Reagan, Director  
Randy Strong, Director

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## CHARITABLE GRANT RECOMMENDATION

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Recipient:               **NON-PROFIT HOUSING** (5/21/2010)  
Location:                369 Pine Street, Suite 350, San Francisco, CA 94104  
Purpose:                 NPH support, build and finance affordable housing  
Website:                [www.nonprofithousing.org](http://www.nonprofithousing.org)  
Revenue:                \$1,342,918

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### **MISSION/VISION:**

*Since 1979, NPH has been the collective voice of those who support, build and finance affordable housing. NPH promotes the proven methods of the non-profit sector and focuses government policy on housing solutions for low-income people who suffer disproportionately from the housing crisis.*

### **BACKGROUND:**

NPH was created in 1979 to strengthen and grow the non-profit housing community in Northern California. Our 700 members include the full spectrum of housing practitioners, including non-profit housing developers of all scopes and sizes, for-profit developers, housing advocates, local governments, financial institutions and environmental and faith-based groups. While extremely diverse, our supporters share a singular passion for making the Bay Area a more affordable and equitable place to live. NPH plays several important roles in this community: We are policy pioneers, called upon to formulate new ideas for promoting affordable housing. We are clear communicators, nationally recognized for gaining community acceptance of affordable housing. We are coalition-builders, advocating for affordable housing through strategic partnerships and alliances. They are networkers, connecting practitioners in this incredible diverse field so they can learn from one another's experiences.

### **FISCAL IMPACT:**

Donations will help NPH continue its work to advance affordable housing as the foundation for thriving individuals, families and neighborhoods.

**BOARD OF DIRECTORS:**

Ann Silverberg  
Barbara Gualco  
Kara Douglas  
Mary Hennessy  
Sally A. Carlson  
Ryan Chao  
Diep Do  
Susan Friedland  
Ben Golvin  
Phillip Kilbridge  
Kevin Knudtson  
Mary Murtagh  
John K. Stewart

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## CHARITABLE GRANT RECOMMENDATION

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Recipient:                    **OCEAN PARK COMMUNITY CENTER (7/16/2010)**

Location:                    1453 16th Street, Santa Monica, CA 90404

Purpose:                        Supportive Services for all People

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

Revenue:                     \$7,329,995

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### **MISSION/VISION:**

*OPCC empowers people to rebuild their lives by providing a continuum of care for men, women and children who need assistance in returning to lives of self-sufficiency. In addition to basic emergency services such as food, clothing, showers, bus tokens, etc., the agency's programs are designed to help individuals access the resources they need to ensure survival, end victimization and improve the quality of their lives. These resources include case management, mental health counseling, transitional housing and permanent housing with supportive services.*

### **BACKGROUND:**

OPCC, (formerly the Ocean Park Community Center), is a network of shelters and services for low-income and homeless youth, adults and families, battered women and their children and people living with mental illness. Founded in 1963, it is a community-supported organization in which staff, volunteers and clients work together with mutual respect to address the effects of poverty, abuse, neglect and discrimination. OPCC's success with our clients stems from the full range of services provided by our ten main programs the Access Center, Campion Mental Health, Daybreak Day Center and Shelter, k9 connection, Night Light, Safe Haven, Samoshel, Shwashlock, Sojourn Services for Battered Women and Their Children and Turning Point. OPCC's uses UCLA's MCP services every 1<sup>st</sup> and 3<sup>rd</sup> Saturday of the month.

### **FISCAL IMPACT:**

Donations continue to funding the outreach programs of the organization.



**BOARD OF DIRECTORS:**

Rae W. Archibald  
Colette Brooks  
Francesca D'Alessandro  
Greg Germann  
Leslye S. Goldberg  
Stephen Gunther  
Richard Hirsch, Esq.  
Lindsey Hirsch  
Sarah Jessup, CPA (Chair  
Steaven K. Jones  
Sheila James Kuehl, Esq.  
Darlene Lasher  
Richard T. Peters, Esq  
Gary A. Richwald  
Stephen E. Scherer, Esq.  
Charles F. Smith  
LaTisha D. Starbuck, RN,  
Diane Wilson  
Bart Zitnitsky (Secretary)

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: **Rural Community Assistance Corporation** (4/29/2011) (Previously donated to on 3/09/07)

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

Purpose: Assists Rural Communities Achieve Their Goals

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

Revenue: \$15,639,715

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### **MISSION/VISION:**

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

### **BACKGROUND:**

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

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

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

Dr. Florine Raitano

Elizabeth Moore

Robert Rendon

Anita Gahimer Crow

Sandra Borbridge

Ann Harrington

Joe Herring

Nalani Fujimori Kaina

Vickie Kitseallyboy Oldman-John

David E. Provost

Jon Townsend

William H. Wiese, MD

Kirke Wilson

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: **SAN DIEGO HOUSING FEDERATION (5/21/2010)**

Location: 110 W C Street, #1013, San Diego CA, 92101

Purpose: To promote the creation of quality affordable housing focused on lower income families and people in need

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

Revenue: \$353,175

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### **MISSION/VISION:**

*Working together as a coalition of affordable housing developers, advocates and other organizations, we promote the creation of quality affordable housing focused on lower income families and people in need.*

### **BACKGROUND:**

The San Diego Housing Federation was formed in 1990 as the Nonprofit Federation for Housing and Community Development to coordinate an organized approach for community groups to advocate for and grow proficient in developing affordable housing and economic opportunities for lower income people. It has grown into a broad based association whose membership consists of nonprofits, CDCs, community based organizations, for-profit developers, lending institutions, foundations, government agencies, architects, engineers, economic development corporations, accountants, business groups, other membership organizations and individuals. The name was changed in 2001.

The SDHF membership is committed to the creation of a full range of affordable housing choices and to the development of economically viable, strong and stable communities.

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

Jon Derryberry, Townspeople

Pat Getzel, Pat Getzel & Associates

Ginger Hitzke, Hitzke Development Development Corporation

Matt Jumper, San Diego Interfaith Housing Foundation

Rebecca Louie, Wakeland Housing and Development Corporation

Arnulfo Manriquez, MAAC Project

Barry Weber, Wermers Multi Family Corporation

Anne Wilson, Community HousingWorks

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: **SOUTHERN CALIFORNIA ASSOCIATION OF NONPROFIT HOUSING (5/21/2010)**

Location: 3345 Wilshire Boulevard, Suite 1005, Los Angeles, CA 90010

Purpose: To create affordable housing opportunities for low income people

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

Revenue: \$761,848

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### **MISSION:**

*The Southern California Association of Non-Profit Housing (SCANPH) creates affordable housing opportunities for low-income people by expanding the knowledge, capacity and influence of the nonprofit development sector.*

*We value policies, programs and projects that build a long-term commitment to community development by:*

- Serving households with the lowest incomes;*
- Delivering permanent affordability;*
- Building to the highest and most environmentally sustainable standards;*
- Contributing to the social and physical fabric of the surrounding community*
- Incorporating broader community development strategies;*
- Demonstrating good stewardship of public resources and maximize public benefit;*
- Providing supportive services;*
- Contributing to strategies for ending poverty.*

### **BACKGROUND:**

SCANPH is a membership organization that supports the production, preservation and management of homes affordable to lower-income households. While we work in broad coalition with other nonprofit, public and private partners, we believe that nonprofit community development corporations do the best job of advancing our mission. We increase the capacity and expertise of our members, educate policymakers and the public about the need for affordable homes, and help to establish policies and programs that further these objectives.

### **FISCAL IMPACT:**

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

**BOARD OF DIRECTORS:**

Board President, Ben Phillips, Mercy Housing California  
Board Vice President, Bill Harris, Hollywood Community Housing Corp.  
Treasurer, Paul Beesmyer, California Housing Partnership  
Secretary, Dean Matsubayashi, Little Tokyo Service Center CDC  
Cristian Ahumada, Skid Row Housing Trust  
Robin Conerly, West Hollywood CHC  
Ernesto Espinoza, East LA Community Corp.  
Shashi Hanuman, Public Counsel  
Alfredo Izmajtovich, National Community Renaissance  
Stephanie Klasky-Gamer, Los Angeles Family Housing  
Ken Mutter, Neighborhood Housing Services Of Orange County  
Brenda J. Rodriguez, Affordable Housing Clearinghouse  
Jeff Schaffer, Enterprise Community Partners  
Mary Silverstein, Los Angeles Housing Partnership  
Ruth Teague, Corporation for Supportive Housing  
Nancy Tillie, Cabrillo Economic Development Corporation  
Rachanit Key Trikandha, Thai Community Development Corporation  
Nadia Villagran, Coachella Valley Housing Coalition  
Mark Wilson, Coalition for Responsible Community Development

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## CHARITABLE GRANT RECOMMENDATION

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

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

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

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

Revenue: \$16,837,394

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### **MISSION:**

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

### **BACKGROUND:**

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

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

### **FISCAL IMPACT:**

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



**BOARD OF DIRECTORS:**

Rae W. Archibald, Ph.D

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William Murray

Sr. Marie Madeleine Shonka

Paul Torrens, M.D.

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: **THAI COMMUNITY DEVELOPMENT CENTER (1/14/2011)**

Location: 6376 Yucca Street, Suite #B, Los Angeles, CA 90028

Purpose: To act as an advocate to low & moderate income Thais

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

Revenue: \$364,488

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### **MISSION/VISION:**

*To advance the social and economic well-being of low and moderate income Thais and other ethnic communities in the greater Los Angeles area through a comprehensive community development strategy including human rights advocacy, affordable housing, access to healthcare, promotion of small businesses, neighborhood empowerment, and social enterprises*

### **BACKGROUND:**

Thai Community Development Center (Thai CDC), a community development non-profit organization since 1994, facilitated the designation of the one and only Thai Town in the world located in Hollywood, Los Angeles, and founded the Thai New Year's Day Songkran Festival. Thai CDC aims to create a thriving community by creating businesses and jobs, developing decent and affordable housing, and revitalizing public space. Thai CDC serves economically disadvantaged populations including immigrants, low-wage workers, and victims of human trafficking. In fact, the famed El Monte Slavery Case, the first case of modern day slavery in the United States, was vigorously fought by Thai CDC and our human rights allies until justice was achieved for the victims.

### **FISCAL IMPACT:**

All donations go towards the services that are provided to the low and moderate income Thai community.

**BOARD OF DIRECTORS:**

Wora Booncherd

Mann Bynyanunda

Scott D. Nelson

Patrick C. Tnatraphol

Elson R. Trinidad

Tina Vacharkulksensuk

Bonnie Wongtrakool

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## CHARITABLE GRANT RECOMMENDATION

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Recipient: **VOLUNTEERS OF AMERICA** (10/26/2010)  
Location: 3530 Camino Del Rio North, Suite 300, San Diego, CA 92108  
Purpose: Provides Services to those in need to rebuild their lives.  
Website: [www.voa.org](http://www.voa.org)  
Revenue: \$11,094,999

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### **MISSION/VISION:**

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

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

### **BACKGROUND:**

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

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

### **FISCAL IMPACT:**

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

**NATIONAL BOARD OF DIRECTORS:**

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Reston, VA Mr. Manuel L. Martinez  
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## CHARITABLE GRANT RECOMMENDATION

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Recipient: **WOMEN ESCAPING A VIOLENT ENVIRONMENT (WEAVE)**  
(8/20/10)

Location: 1900 K Street, Sacramento, CA 95811

Purpose: Provides crisis intervention services for survivors of domestic violence and sexual assault in Sacramento County

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

Revenue: \$3,330,435

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### **MISSION/VISION:**

*It is WEAVE's mission to bring an end to domestic violence and sexual assault in partnership with our community. WEAVE's vision is a community free of violence and abuse. At WEAVE we believe that crisis intervention services are only part of the solution.*

### **BACKGROUND:**

WEAVE was established in 1978 as a private 501(c) 3 nonprofit organization to serve domestic violence survivors and their families in Sacramento County. In 1988, WEAVE added services to help survivors of sexual assault.

The organization has grown from a small, grassroots organization to a large, nationally recognized agency with 80 paid staff members and many active volunteers. WEAVE has been honored for its efforts by many organizations, including the Nonprofit Resource Center, the U.S. Department of Justice, the Governor, the Human Rights Fair Housing Commission, the Attorney General and the President of the United States.

### **FISCAL IMPACT:**

Donations will help services provided by WEAVE to survivors.

**BOARD OF DIRECTORS:**

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Sophia Gonzales Scherman  
Donna Utley  
Beth Hassett

**State Controller's Office**  
**Division of Accounting and Reporting**  
Local Government Compensation Report for Calendar Year 2009  
**Cover Page**

Entity California Municipal Finance Authority

ID Number 12503701500

Contact John P Stoecker

Title Financial Advisor

Telephone 760-930-1221

E-mail jstoecker@cmfa-ca.com

Certification I hereby certify, to the best of my knowledge and belief, that the report fairly reflects the compensation of the employees of the district in accordance with the requirements as prescribed by the California State Controller.

Signature



Date Apr 29, 2011

Name Edward Becker

Title Asst Treasurer, Board of Direct

Submission **Please submit the compensation report via FTP (see reporting instructions). Once submitted, please complete and submit this Cover Page to the State Controller's Office by May 2, 2011.**

This signed Cover Page can be e-mailed, faxed, or mailed to:

SCO Contact **Ken Press or Erin Leight**

E-mail **eleight@sco.ca.gov**

Telephone **(916) 445-5153**

Fax **(916) 324-0593**

**Mailing Address:**

State Controller's Office  
Division of Accounting and Reporting  
Local Government Reporting Section  
P.O. Box 942850  
Sacramento, CA 94250

**Express Mailing Address:**

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Division of Accounting and Reporting  
Local Government Reporting Section  
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Sacramento, CA 95816



