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## **PROCEDURAL ITEMS FOR THE CFPP SUMMARY AND RECOMMENDATIONS**

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Items:                   A1, A2, A3

Action:                 Pursuant to the by-laws and procedures of CFPP, each meeting starts with the call to order and roll call (A1) and proceeds to a review and approval of the minutes from the prior meeting (A2). After the minutes have been reviewed and approved, time is set aside to allow for comments from the public (A3).

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## **SYCAMORE TERRACE APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant: be.group

Action: Initial Resolution

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

Purpose: Finance Affordable Senior Rental Housing Facility Located in the City of Upland, County of San Bernardino, California

Activity: Affordable Housing

Meeting: April 11, 2014

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### Background:

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

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

The Project:

The Sycamore Terrace Apartments is an acquisition/ rehabilitation of a 100-unit senior affordable rental housing project. The project will consist of one bedroom apartments for seniors who earn at or below 50% and 60% of the area median income. The project includes private patios and balconies, a common area, outdoor courtyard, common laundry facilities and community facilities. Improvements contemplated as part of the rehabilitation include new heating, ventilating and air conditioning systems, domestic boilers, energy efficiency upgrades, exterior painting, waterproofing and balcony deck coating. The acquisition/ rehabilitation of this project will continue to provide affordability for 100 seniors for 55 years in the City of Upland.

The City of Upland:

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

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 15,000,000
Developer Equity:	\$ 5,000,000
Deferred Developer Fee:	\$ 200,000
Total Sources:	\$ 20,200,000

Uses of Funds:

Land Acquisition:	\$ 2,500,000
Building Acquisition:	\$ 12,500,000
Rehabilitation:	\$ 4,000,000
Architectural & Engineering:	\$ 300,000
Legal, Professional:	\$ 300,000
Other Soft Costs:	\$ 200,000
Reserves:	\$ 250,000
Cost of Issuance:	\$ 150,000
Total Uses:	\$ 20,200,000

Terms of Transaction:

Amount:	\$15,000,000 (not to exceed)
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	August 2014

Public Benefit:

A total of 100 seniors will continue to be able to enjoy high quality, independent, affordable housing in the City of Upland. Services at the complex will include a community room, central laundry facility, professional on-site management and green areas. The rehabilitation of this project will continue to provide affordable living in the City of Upland for another 55 years.

Percent of Restricted Rental Units in the Project: 100%  
30% (31 Units) restricted to 50% or less of area median income households and  
70% (69 Units) restricted to 60% or less of area median income households.  
Unit Mix: One bedroom  
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Orrick, Herrington, Sutcliffe LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Gubb & BarshayLLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$15,000,000 for the Sycamore Terrace Apartments affordable housing project located in the City of Upland, San Bernardino County, California.

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



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## AVILA AVENUE APARTMENTS II SUMMARY AND RECOMMENDATIONS

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Applicant: Housing Alternatives, Inc. & Pacific West Communities

Action: Initial Resolution

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

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

Activity: Affordable Housing

Meeting: April 11, 2014

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### Background:

Housing Alternatives, Inc. is a California Non-Profit Public Benefit Corporation that was created in 1998 to develop, promote and preserve affordable housing throughout the State of California. Housing Alternatives, Inc. also engages in educational, computer training, counseling and other support programs to enhance the lives of the residents in the majority of their recent properties.

Pacific West Communities, Inc. ("PWC") was formed as a real estate development and financing firm, specializing in the construction and rehabilitation of affordable workforce housing throughout the western United States. With a particular emphasis on the use of the affordable housing tax credit, PWC and its related companies develop multi-family and senior citizen housing in the states of California, Arizona, New Mexico, Utah, Oregon, Montana, Idaho, Nevada, Colorado, Washington, and Wyoming. Currently PWC owns and operates approximately 110 developments with over 6000 units of affordable housing.

This is the 5th project that the CMFA has participated in with Pacific West Communities.

### The Project:

The Avila Avenue Apartments II is a new construction multifamily affordable housing project. The planned project includes 24 affordable housing units (two and three bedroom units) and will be restricted to 60% of AMI. The project is located on the Northwest corner of Avila Avenue and Parlier Avenue in the City of Parlier, Fresno County. The project will share the community

building and common amenities with Phase I, which was completed in November of 2012. All of the buildings will be wood frame supported by perimeter foundations with concrete slab flooring and stucco, metal and/or wood siding. Two handicap accessible units will serve disabled individuals and families. The financing of this project will result in the creation of 24 affordable apartments for the next 55 years.

The City of Parlier:

The City of Parlier will need to become a member of the CMFA and hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$3,125 as part of CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 5,000,000
HOME Loan:	\$ 712,644
Deferred Developer Fee:	\$ 100,000
Equity:	\$ <u>400,000</u>
Total Sources:	\$ 6,212,644

Uses of Funds:

New Construction:	\$ 3,723,759
Architectural & Engineering:	\$ 370,000
Legal, Professional:	\$ 411,573
Loan interest:	\$ 283,006
Local Fees:	\$ 617,067
Developer Fee:	\$ 782,239
Cost of Issuance:	\$ <u>25,000</u>
Total Uses:	\$ 6,212,644

Terms of Transaction:

Amount:	\$5,000,000 (not to exceed)
Maturity:	17 years
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Estimated Closing:	September, 2014

Public Benefit:

A total of 24 households will be able to enjoy high quality, independent, affordable housing in the City of Parlier. Amenities at the complex will include an outdoor swimming pool, community room, on-site laundry center, business center and onsite parking. The construction of this project will provide affordable living in the City of Parlier for 55 years.

Percent of Restricted Rental Units in the Project: 100%  
100% (24 Units) restricted to 60% of area median income households  
Unit Mix: 2, & 3 bedroom units  
Term of Restriction: 55 years

Finance Team:

Lender: TBD  
Bond Counsel: Orrick, Herrington & Sutcliffe LLP  
Issuer Counsel: Jones Hall, APLC  
Lender Counsel: TBD  
Borrower Counsel: Katten, Muchin, Rosenman LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$5,000,000 for the Avila Avenue Apartments II affordable housing project located in the City of Parlier, Fresno County, California.

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



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## **GABILAN PLAZA APARTMENTS SUMMARY AND RECOMMENDATIONS**

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**Applicant:** Terra Corporation/ United Brotherhood of Carpenters and Joiners of America Local 925

**Action:** Final Resolution

**Amount:** \$22,000,000

**Purpose:** Finance Affordable Multi-Family Rental Housing Project Located in the City of Salinas, Monterey County, California

**Activity:** Affordable Housing

**Meeting:** April 11, 2014

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**Background:**

TerraCorp Property Management provides full-service real estate management exclusively to multifamily and commercial property owners in Northern California. Based in the Bay Area, TerraCorp implements regional expertise in its hands-on approach to the financial analysis, construction and operations management of its properties. They combine traditional best practice property management with the latest computing technology to manage client assets for maximum value. TerraCorp's company philosophy, "Manage It As If We Own It" is based on the belief that all personnel are involved in management success, through taking ownership of their position, and of their properties.

The United Brotherhood of Carpenters and Joiners of America Local 925, Housing Sponsorship Corporation (The HSC), located in Marina, CA, is a California nonprofit corporation. The specific purpose of The HSC is to provide, on a non-profit basis, housing for low and moderate income families and individuals who are elderly, handicapped, displaced from urban renewal areas, or as a result of governmental action, victims of natural disasters, or occupants of substandard housing, where no adequate housing exists for such groups, pursuant to the National Housing Act, as amended. Since 1970, The HSC has developed a two hundred unit affordable housing complex in Salinas, CA, consisting of two phases: Gabilan Plaza I and Gabilan Plaza II. It has owned and operated those properties continuously since that time. Its Board of Directors is appointed by the Sponsoring Organization, The United Brotherhood of Carpenters and Joiners of America Local 605, and membership is shared between the two boards.



### The Project:

Gabilan Plaza Apartments is an acquisition/rehabilitation of a 200 unit multifamily apartment community located in the City of Salinas, California. The property was built in two phases of 100 units each, with the first phase "GP I" being constructed in 1970, and "GP II" in 1973. Initially, both phases were subject to HUD 236 contracts, and current rents reflect the requirements of those contracts. The GP I contract expired in July 2010 and there are no further program obligations. The GP II contract will expire in April, 2015. Each site consists of 13 apartment buildings constructed of concrete floors, wood framing and pitched composition shingle or tile roofs. Each building is two stories, with lower units all having enclosed patios. The site will receive extensive updates to improve accessibility, comfort and energy and water conservation. Residents will soon enjoy new cabinets, fixtures, appliances and replacement of flooring where needed. In addition, space will be created for a computer center in the community room and the shared outdoor living space will gain a gazebo, tot lot with new equipment and seating area. The financing will preserve 198 units of at risk affordable housing for the City of Salinas for another 55 years.

### The City of Salinas:

The City of Salinas is a member of the CMFA and held a TEFRA hearing on December 10, 2013. Upon closing, the City is expected to receive approximately \$12,833.33 as part of CMFA's sharing of Issuance Fees.

### Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
221(d)(4) Enhanced Bond Issue:	\$ 15,153,500	\$ 15,153,500
Tax Exempt Bond Proceeds:	\$ 22,000,000	\$ 13,884,185
LIH Tax Credit Equity:	\$ 2,820,438	\$ 13,498,969
NOI:	\$ 590,020	\$ 590,020
Equity & Transferred Reserves:	<u>\$ 222,000</u>	<u>\$ 222,000</u>
Total Sources:	\$ 40,785,985	\$ 43,348,674

### Uses of Funds:

Acquisition/Land Purchase:	\$ 25,071,900
Rehabilitation Costs:	\$ 10,285,372
Relocation:	\$ 400,000
Architectural:	\$ 281,800
Survey & Engineering:	\$ 21,000
Contingency Costs:	\$ 1,196,382
Construction Period Expenses:	\$ 1,300,137
Permanent Financing Expenses:	\$ 368,076
Legal Fees:	\$ 165,000
Capitalized Reserves:	\$ 1,260,398
Reports & Studies:	\$ 104,710
Other:	\$ 443,899
Developer Costs:	<u>\$ 2,450,000</u>
Total Uses:	\$ 43,348,674

Terms of Transaction:

Amount:	\$22,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property.
Offering:	Private Placement
Estimated Closing:	May 2014

Public Benefit:

A total of 200 families will continue to enjoy high quality, independent, affordable housing in the City of Salinas. Services at the complex will include a basketball court, community room, central laundry, picnic area, Kids Club, playground, recreation area and on-site manager. The acquisition/ rehabilitation for this project will provide affordable living in the City of Salinas for another 55 years.

Percent of Restricted Rental Units in the Project: 100%  
10% (20 Units) restricted to 50% or less of area median income households; and  
90% (178 Units) restricted to 60% or less of area median income households.  
Unit Mix: One-, Two- and Three- bedrooms  
Term of Restriction: 55 years

Finance Team:

Lender:	Walker & Dunlop
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Peaseley & Derryberry PLC
Borrower Counsel:	Applegate & Thorne-Thomsen, P.C.
Financial Advisor:	Baker Tilly Virchow Krause LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors adopt a Final Resolution of \$22,000,000 for the Gabilan Plaza Apartments affordable housing project located in the City of Salinas, Monterey County, California.



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## GARFIELD PARK VILLAGE APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant: Christian Church Homes

Action: Final Resolution

Amount: \$19,095,585

Purpose: Finance Affordable Senior Multi-family Rental Housing Facility Located in the City of Santa Cruz, Santa Cruz County, California

Activity: Affordable Senior Housing

Meeting: April 11, 2014

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### Background:

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

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

All but two facilities in the CCH family serve elderly residents, with over 5,000 units reserved for low- and very low-income seniors. The residents range in age from 62 to over 100 years old, and reflect the ethnic, cultural, and religious diversity of their communities. On-site Supportive

Service Coordination and accessible, adaptable unit design exemplify CCH's commitment to the ideal of empowering seniors to remain independent. Many seniors in CCH facilities have been living in their apartment homes for over two decades.

The Project:

The Garfield Park Village Apartments is an acquisition/ rehabilitation project consisting of a 94-unit senior affordable rental housing project and is located in in the City of Santa Cruz, Santa Cruz County, California. The project consists of studio, one- and two-bedroom apartments for seniors, age 62 or older who earn at or below 50% and 60% of the area median income. The project includes rehabbing of the existing 12 cottages, apartment building and the central community center. Improving accessibility for seniors, water saving and energy upgrades, and other green features will be included in the project. The acquisition/ rehabilitation of this project will continue to provide housing for 94 senior households in the City of Santa Cruz for another 55 years.

The City of Santa Cruz:

The City of Santa Cruz became a member of the CMFA and held a TEFRA hearing on November 26, 2013. Upon closing, the City is expected to receive approximately \$11,887 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 19,095,585	\$ 8,981,200
Developer Equity:	\$ 406,572	\$ 406,572
Deferred Developer Fee:	\$ 732,032	\$ 732,032
LIH Tax Credit Equity:	\$ 529,421	\$ 10,588,410
Direct & Indirect Public Funds:	\$ 1,058,310	\$ 2,753,310
Costs Deferred until Perm Closing:	\$ 1,715,704	\$ 0
Other (Capital Contributions):	<u>\$ 10,762,590</u>	<u>\$ 10,762,690</u>
Total Sources:	\$ 34,224,214	\$ 34,224,214

Uses of Funds:	
Acquisition/Land Purchase:	\$ 12,574,750
On & Off Site Costs:	\$ 623,047
Hard Construction Costs:	\$ 7,878,640
Architectural & Engineering:	\$ 1,240,122
Contractor Overhead & Profit:	\$ 1,345,309
Developer Fee:	\$ 2,500,000
Relocation:	\$ 2,000,000
Cost of Issuance:	\$ 450,328
Owner-Held Contingency:	\$ 2,264,809
Capitalized Interest:	\$ 1,467,391
Other Soft Costs (Marketing, etc.):	<u>\$ 1,879,818</u>
Total Uses:	\$ 34,224,214

Terms of Transaction:

Amount:	\$19,095,585
Maturity:	17 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	April 2014

Public Benefit:

A total of 94 seniors will continue to be able to enjoy high quality, independent, affordable housing in the City of Santa Cruz. Services at the complex will include a community room, central laundry facility and professional on-site management. In addition, the borrower commits to providing a bona fide service coordinator/social worker as a service amenity for a minimum of 10 years on a regular, ongoing nature that will be free of charge to the residents.

Percent of Restricted Rental Units in the Project: 88%  
74% (69 Units) restricted to 50% or less of area median income households.  
14% (13 Units) restricted to 60% or less of area median income households.  
Unit Mix: Studio, One- and two-bedroom  
Term of Restriction: 55 years

Finance Team:

Lender:	Citibank, N.A.
Bond Counsel:	Quint & Thimmig LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Rutan & Tucker, LLP
Borrower Counsel:	Goldfarb & Lipman LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors adopt a Final Resolution of \$19,095,585 for the Garfield Park Village Apartments affordable senior housing project located in the City of Santa Cruz, Santa Cruz County, California.



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## MARANATHA HIGH SCHOOL SUMMARY AND RECOMMENDATIONS

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Applicant: Maranatha High School

Action: Final Resolution

Amount: \$20,000,000

Purpose: Finance and Refinance the Acquisition, Construction, Improvement, and Equipping of Educational Facilities, Located in the City of Pasadena, County of Los Angeles, California.

Activity: Private School

Meeting: April 11, 2014

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Background:

Established in 1965, Maranatha High School is a not-for-profit, college preparatory high school, located in Pasadena, California. The School's campus resides on 11 picturesque acres adjacent to Old Town Pasadena. The campus' primary facilities include the Academic Center, the Student Center, the Athletic Center, and a state-of-the-art Athletic Field.

Maranatha provides an exceptional education for students desiring an opportunity to be fully equipped to pursue higher education. The school's outstanding faculty provides a rigorous college preparatory curriculum, which cultivates within each student the knowledge and skills necessary for a successful college career.

Maranatha High School welcomes international boarding students from around the world. Currently, Maranatha has students from Benin, China, Honduras, Japan, South Africa, South Korea, Sweden, Taiwan, and Thailand. One of the unique features of Maranatha's International Student Program is the HomeStay program. Instead of a dorm setting, International Student live with American families, which provides a much better environment conducive for learning and a more focused social and emotional support for thriving as a student at Maranatha High School.

The Project:

The proceeds of the Loan will be loaned to Maranatha High School, a California nonprofit public benefit corporation and an entity described in Section 501(c)(3) of the Code (the “Borrower”), for the purposes of: (1) refinancing certain indebtedness of the Borrower (the “Refunded Debt”), (2) financing a portion of the costs of the acquisition, construction, equipping and/or improvement of the Facilities, as defined below, (3) funding a debt service reserve and other reserves, if necessary, and/or (4) paying certain expenses incurred in connection with the Loan.

The proceeds of the Refunded Debt were used to refinance the Colorado Educational and Cultural Facilities Authority Educational Facilities Revenue Bonds, Series 2007 (Maranatha High School Project) issued in the original principal amount of \$27,900,000 (the “2007 Bonds”). The proceeds of the 2007 Bonds were used to: (a) refinance certain indebtedness of the Borrower, the proceeds of which were used to finance the costs of acquiring, constructing and equipping the Borrower’s original campus located at 169. S. St. John Avenue, Pasadena, California 91105 (the “Original Facilities”); (b) finance certain improvements to the Original Facilities and the acquisition of real property near or adjacent to the Original Facilities, including the Manor Del Mar Mansion at 359 W Del Mar Blvd. and the Mayfair Mansion at 182 S. Orange Grove Blvd., each in Pasadena, California (the “Adjacent Facilities” and together with the Original Facilities, the “Facilities”); (c) fund capitalized interest with respect to the 2007 Bonds; (d) fund a debt service reserve fund with respect to the 2007 Bonds; and (e) pay certain costs of issuance of the 2007 Bonds. The Facilities are owned and operated by the Borrower and are located entirely within the territorial limits of the City.

The City of Pasadena:

The City of Pasadena is a member of the CMFA and is scheduled to hold a TEFRA hearing on April 28, 2014. Upon closing, the City is expected to receive approximately \$8,333 as part of CMFA’s sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 20,000,000
Total Sources:	\$ 20,000,000

Uses of Funds:

Redemption of 2007 Bonds:	\$ 19,500,000
Cost of Issuance:	\$ 500,000
Total Uses:	\$ 20,000,000

Terms of Transaction:

Amount:	\$20,000,000
Maturity:	Fixed Rate 30 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	April 2014

Public Benefit:

Maranatha is an educational institution that encourages their students to be life-long learners of not only theoretical abstractions but also real life applications of the concepts taught in the classroom. Academically, their goal is twofold: to insure that their students are proficient in the academic disciplines and to challenge their students to be actively engaged in his/her pursuit of higher education.

Maranatha High School students grow holistically, reflect balanced individuals, and cultivate personal strengths as scholars, artists, athletes, leaders, and servants not only to their local community but globally as well.

Service is such a high priority at Maranatha that service hours are part of the graduation requirement. Local and international opportunities are readily available.

Finance Team:

Lender:	First Republic Bank
Special Tax Counsel:	Hawkins Delafield & Wood LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Hawkins Delafield & Wood LLP
Borrower Counsel:	Sheppard Mullin Richter & Hampton LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$20,000,000 for Maranatha High School located in the City of Pasadena, Los Angeles County, California.





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## **ICE MILLER LLP CONFLICT LETTER RECOMMENDATIONS**

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**Subject:** Ice Miller LLP Conflict Letter

**Meeting:** April 11, 2014

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**Background:**

Ice Miller LLP has been selected to serve as bond counsel to the CMFA in connection with the proposed issuance by the Authority of certain tax-exempt obligations for California nonprofit corporations (collectively, the "Transactions"). They have previously represented each of the Authority and BB&T Capital Markets, a division of BB&T Securities, LLC ("BB&T") in certain separate matters unrelated to the Transactions, and are currently representing BB&T in a proposed bond issue for which the CMFA is serving as Issuer.

Ice Miller LLP believes that their representation of the CMFA in the Transactions would create or have the appearance of a conflict of interest because they would be representing a client, the CMFA, whose interests differ from those of one or more other clients, BB&T. The Ohio Rules of Professional Conduct require us to avoid even an appearance of a conflict of interest in situations like this; therefore, they are seeking consent from the CMFA and BB&T, so that they may represent the CMFA in the Transactions. Please note that the lawyers at their firm who will represent the CMFA in the Transactions are the same lawyers who represent BB&T in their respective matters.

**Recommendation:**

The Executive Director recommends approval of the Ice Miller LLP Conflict Letter.



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**CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES  
CALIFORNIA FOUNDATION FOR PUBLIC FACILITIES  
CALIFORNIA MUNICIPAL FINANCE AUTHORITY  
AND CERTAIN AFFILIATES POLICY AND PROCEDURES FOR  
DEALING WITH CONFLICT OF INTEREST ISSUES  
RECOMMENDATIONS**

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**Subject:** California Foundation for Stronger Communities, California Foundation for Public Facilities, California Municipal Finance Authority and Certain Affiliates Policy and Procedures for Dealing with Conflicts of Interest Issues.

**Meeting:** April 11, 2014

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**Background:**

The purpose of this Policy and Procedures for Dealing with Conflict of Interest Issues (“Policy”) is to protect the interests of the California Foundation for Stronger Communities (the “CFSC”), the California Foundation for Public Facilities (the “CFPF”), the California Municipal Finance Authority (the “CMFA”) and any Affiliates (and together with the CFSC, the CFPF and the CMFA, the “Covered Entities”) when it is considering a transaction or arrangement that might benefit the private interest of any director, officer, employee or consultant of any Covered Entity. Covered Entity Directors, officers, employees, attorneys and consultants all serve the charitable and educational mission of such Covered Entity.

Decisions about Covered Entity operations and the use or disposition of Covered Entity assets should be made, and should appear to be made; to further the mission of the Covered Entity and not for private profit or other personal benefit to the individuals affiliated with Covered Entity who take part in those decisions. Directors, officers, employees, attorneys and consultants all have an obligation to conduct the affairs of the Covered Entity in a manner consistent with the Covered Entity’s mission and to render advice and make decisions in the best interests of the Covered Entity.

The Policy is intended to supplement but not replace any California laws governing conflicts of interest applicable to nonprofit and charitable corporations and governmental entities, respectively. The Policy shall be interpreted and, as necessary, modified, to comply with all applicable rules, regulations and laws.

**Recommendation:**

The Executive Director recommends approval of the Policy and Procedures for Dealing with Conflicts of Interest Issues.



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## **EXECUTIVE DIRECTOR CONTRACT SUMMARY AND RECOMMENDATIONS**

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Presenter: Ron Lee

Subject: Executive Director Contract

Action: Renewal

Meeting: April 11, 2014

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Background:

CMFA entered into its current Executive Director contract on July 1, 2013 after a lengthy RFQ process. It expires on July 1, 2014. A copy of the contract is attached as Appendix I.

Requested Action:

Renew the contract for an additional three-year period on the same terms.

Alternatives:

The board can direct staff to undertake a new RFQ process with or without interviews. This process will likely take 6-8 weeks minimum, maybe longer.

The board can also direct staff to negotiate a new contract with Mr. Becker on different terms.

Recommendation:

Jones Hall recommends that the CMFA Board of Directors approve the renewal of the current Executive Director contract for an additional three years on the same terms.



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## **SPONSORSHIP OF THE BOND BUYER'S CALIFORNIA PUBLIC FINANCE CONFERENCE**

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Subject: Sponsorship of the Bond Buyer's California Public Finance Conference

Meeting: April 11, 2014

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**Background:**

It is expected that the Bond Buyer's 23rd California Public Finance Conference will be attended by the state's top municipal finance officers, along with representatives from banks, ratings agencies, investors, and other leading market professionals. More Than 800 people attended in 2013. The event is the largest of its kind, last year drawing record-breaking attendance.

The conference will be held October 8-10, 2014 at the Manchester Grand Hyatt, in San Diego.

**Recommendation:**

The Executive Director recommends that the CMFA Board of Directors approve a Silver Sponsorship for the 2014 California Bond Buyer Conference.



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## INFORMATIONAL ITEMS FOR THE CMFA SUMMARY AND RECOMMENDATIONS

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- Item: Administrative Issues; A., B., C., D., E., F., G., H.
- Action: Each meeting, the board has the opportunity to discuss, without taking any formal actions on items;
- A. Executive Director Report
  - B. Marketing Update
  - C. Membership Update
  - D. Transaction Update
  - E. Legislative Update
  - F. Internal Policies and Procedures
  - G. Legal Update
  - H. FPPC Statement of Economic Interest
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## **PROCEDURAL ITEMS FOR THE CFSC SUMMARY AND RECOMMENDATIONS**

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Items: A1, A2, A3

Action: Pursuant to the by-laws and procedures of CFSC, each meeting starts with the call to order and roll call (A1) and proceeds to a review and approval of the minutes from the prior meeting (A2). After the minutes have been reviewed and approved, time is set aside to allow for comments from the public (A3).

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**CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES  
CALIFORNIA FOUNDATION FOR PUBLIC FACILITIES  
CALIFORNIA MUNICIPAL FINANCE AUTHORITY  
AND CERTAIN AFFILIATES POLICY AND PROCEDURES FOR  
DEALING WITH CONFLICT OF INTEREST ISSUES  
RECOMMENDATIONS**

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**Subject:** California Foundation for Stronger Communities, California Foundation for Public Facilities, California Municipal Finance Authority and Certain Affiliates Policy and Procedures for Dealing with Conflicts of Interest Issues.

**Meeting:** April 11, 2014

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**Background:**

The purpose of this Policy and Procedures for Dealing with Conflict of Interest Issues (“Policy”) is to protect the interests of the California Foundation for Stronger Communities (the “CFSC”), the California Foundation for Public Facilities (the “CFPF”), the California Municipal Finance Authority (the “CMFA”) and any Affiliates (and together with the CFSC, the CFPF and the CMFA, the “Covered Entities”) when it is considering a transaction or arrangement that might benefit the private interest of any director, officer, employee or consultant of any Covered Entity. Covered Entity Directors, officers, employees, attorneys and consultants all serve the charitable and educational mission of such Covered Entity.

Decisions about Covered Entity operations and the use or disposition of Covered Entity assets should be made, and should appear to be made; to further the mission of the Covered Entity and not for private profit or other personal benefit to the individuals affiliated with Covered Entity who take part in those decisions. Directors, officers, employees, attorneys and consultants all have an obligation to conduct the affairs of the Covered Entity in a manner consistent with the Covered Entity’s mission and to render advice and make decisions in the best interests of the Covered Entity.

The Policy is intended to supplement but not replace any California laws governing conflicts of interest applicable to nonprofit and charitable corporations and governmental entities, respectively. The Policy shall be interpreted and, as necessary, modified, to comply with all applicable rules, regulations and laws.

**Recommendation:**

The Executive Director recommends approval of the Policy and Procedures for Dealing with Conflicts of Interest Issues.

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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 year. 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 individual 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. Targeted Populations: Youth, Seniors, Low/Moderate Income Individuals

5. Staff will distribute and process all charitable grants.

~~5-6.~~ Charitable grants are not intended to supplant governmental funds.

March 21, 2014



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Adonai  
8038 Rosebud Street  
Rancho Cucamonga , CA 91701

adonaifamilies.org

County San Bernardino

FEIN

56-2611932

Founded: 2008

Previous Donation:  Yes  No \$20,000 10/13/2009 List Date 11/22/2013

**Mission:**

To assist families who have a child with cancer. They provide school supplies and have Holiday parties for the parents and children who drive for miles to attend.

**Impact:**

A donation would assist them in the continuance of their mission.

**Financial Information:** IRS Form 990-EZ for FY 2012

Revenues:	Amount	%	Notes
Government/Earned			
Contributions	141,693	100.0%	
Other	16	0.0%	
Total Revenue:	<u>\$141,709</u>	<u>100.0%</u>	
Expenses:			
Program	\$123,174	93.3%	
Administration	8,055	6.1%	
Fund Raising	838	0.6%	
Total Expenses:	<u>\$132,067</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$9,642</u>		
Net Assets:	<u>\$31,124</u>		

BOD: Pam Brown; Mark Brown; Deanna Hardy; JR Hofmann; Art Klementz; Dick Kelly; Ladd Hardy; Kent Tucker

Age Well Senior Services  
24300 El Toro Road, Bldg A #2000  
Laguna Woods , CA 92637

www.agewellseniorservices.org

County

Orange

FEIN

93-1163563

Founded: 1975

Previous Donation:  Yes  No

List Date 11/1/2013

**Mission:**

To promote, advocate and improve the quality of life, dignity, and independence of the elderly. Services that enable seniors to stay in their own home and maintain "Quality of Life," is what we are all about.

Meals on wheels and Congregate Meals Programs  
Transportation  
South County Adult Day Services  
Health and Wellness Program  
Case Management  
Senior Centers

**Impact:**

A donation would assist the program to provide services to the elderly.

**Financial Information:** IRS Form 990 for FY 2012

Revenues:	Amount	%	Notes
Government/Earned	\$4,752,185	67.5%	
Contributions	2,129,046	30.2%	
Other	<u>156,966</u>	<u>2.2%</u>	
Total Revenue:	<u>\$7,038,197</u>	<u>100.0%</u>	
Expenses:			
Program	\$6,960,321	91.3%	
Administration	439,838	5.8%	
Fund Raising	<u>225,526</u>	<u>3.0%</u>	
Total Expenses:	<u>\$7,625,685</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$587,488)</u>		
Net Assets:	<u>\$1,847,343</u>		

BOD: Douglas E. Zielasko; Guy Navarro; Ted Sanders; Dan Dubois; Robert E. Bates; Howard Baumann; Anna T. Boyce; Tim Bryant; Mark Burton; Jim Cherrie; Ray Chicoine; Adam Darvish; Jolene Fuentes; Peter Gilkey; Patricia A. Kolstad; Kim Luu; Richard Morse; Steve Moyer; Tandy Sullivan; Ronald G. Ditty

Boys and Girls Club of Manteca and Lathrop

PO Box 1061

Manteca , CA 95336

www.bgmanteca.org

County

San Joaquin

FEIN

94-2751177

Founded: 1979

Previous Donation:  Yes  No

List Date 4/11/2014

**Mission:**

To enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens.

The Boys & Girls Clubs of Manteca and Lathrop Provides:

A safe place to learn and grow...

Ongoing relationships with caring, adult professionals...

Life-enhancing programs and character development experiences...

Hope and opportunity.

**Impact:**

A donation would assist them in their continuing mission

**Financial Information:** IRS Form 990 for FY 2013

Revenues:	Amount	%	Notes
Government/Earned	\$322,878	58.4%	
Contributions	227,507	41.2%	
Other	<u>2,332</u>	<u>0.4%</u>	
Total Revenue:	<u>\$552,717</u>	<u>100.0%</u>	
Expenses:			
Program	\$316,914	76.9%	
Administration	80,203	19.5%	
Fund Raising	<u>14,988</u>	<u>3.6%</u>	
Total Expenses:	<u>\$412,105</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$140,612</u>		
Net Assets:	<u>\$860,715</u>		

BOD: Kendall Darr; Troylene Saylor; John Coburn; Bryna Carter; Kirk Waters; Arlene Sevor; Kathy Rich; Bob Gonzalez; Michael Banton; David Cox; Jay Holmes; Mary Kennedy-Bracken; Joe Kriskovich; Roz Leon; Connie Meintasis; Toni Raymus; Joe Waltman; Dennis Wyatt; Stephen Schuler; Ryan Vander Veen; Bryna Carter; Julie Heitz

ChildNet Youth and Family Services

4155 Outer Traffic Circle

Long Beach , CA 90804

www.childnet.net

County

Los Angeles

FEIN

95-2666942

Founded: 1972

Previous Donation:  Yes  No \$10,000 12/10/2010 List Date 11/22/2013

**Mission:**

To provide safe homes, education and counseling to vulnerable children and families. The program philosophy reinforces personal responsibility and emphasizes the need for a strong family unit.

**Impact:**

A donation would assist in enhancing the program

**Financial Information:** IRS Form 990 for FY 2012

Revenues:	Amount	%	Notes
Government/Earned	\$21,497,412	97.7%	
Contributions	81,167	0.4%	
Other	<u>414,390</u>	<u>1.9%</u>	
Total Revenue:	<u>\$21,992,969</u>	<u>100.0%</u>	
Expenses:			
Program	\$20,491,787	86.5%	
Administration	3,184,666	13.4%	
Fund Raising	<u>14,887</u>	<u>0.1%</u>	
Total Expenses:	<u>\$23,691,340</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$1,698,371)</u>		
Net Assets:	<u>\$11,643,977</u>		

BOD: Don Trojan; Braden Phillips; Mike Deaderick; Louis Cassani; Robert Alperin; Geri Brewster; Gordon Lentzner; Jim Choura; Stephen Gordon; Randy Wilson; Tim Richmond

Eskaton Foundation  
 5105 Manzanita Ave  
 Carmichael , CA 95608

www.eskaton.org

County Sacramento

FEIN 68-0227233 Founded: 1991

Previous Donation:  Yes  No \$15,000 1/11/2013 List Date 4/11/2014

**Mission:**

To enhance the quality of life of seniors through innovative health, housing and social services. The Music Therapy Program makes a difference in the lives of skilled nursing patients who are living with chronic pain. The soothing sounds of a live harp, guitar or other music alleviate mental and physical pain and transform patients for a period of time. Residents are in a space of calmness, peace, and joy. Through the generosity of donors, Eskaton Foundation brings therapeutic musicians to each of Eskaton’s skilled nursing communities for several therapeutic music sessions each week. They perform for groups of patients who gather to listen, and come to the bedside of patients who are no longer able to leave their beds. Making this alternative treatment available is especially meaningful because 75 percent of Eskaton’s skilled nursing patients have low incomes and would not have access to therapeutic music otherwise.

**Impact:**

A donation would be directed to the Therapeutic Music Program.

**Financial Information:** IRS Form 990 For FY 2012

Revenues:	Amount	%	Notes
Government/Earned			The Music Therapy Program has an annual budget of \$47,250.
Contributions	1,308,828	63.3%	
Other	<u>757,352</u>	<u>36.7%</u>	
Total Revenue:	<u>\$2,066,180</u>	<u>100.0%</u>	
Expenses:			
Program	\$335,511	30.7%	
Administration	756,560	69.3%	
Fund Raising			
Total Expenses:	<u>\$1,092,071</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$974,109</u>		
Net Assets:	<u>\$2,790,326</u>		

BOD: Wes Justyn; Todd Murch; Samuel Perez; Victor Sipos; Clarence Williams; Lisa Yates; Gay Marie Bone; Margaret Dyer-Chamberlain; Anne Burns Johnson; Robert Edmondson; Douglas Elmets; Carl Gerlach

Legal Services of Northern California

517 12th Street

Sacramento , CA 95814

lsnc.net

County

Sacramento

FEIN

94-1384659

Founded: 1956

Previous Donation:  Yes  No

List Date 12/13/2013

**Mission:**

LSNC serves a low-income population of over 500,000 spread over an urban/ rural (mostly rural, outside of Sacramento and a handful of relatively small cities) area that encompasses 49,005 square miles, roughly the size of Ohio.

The population we serve is largely minority. The census data suggests the following racial/ethnic profile of the poverty population: White, 40%; African-American, 9%; Native American, 3%; Asian, 10%; Hispanic, 20%; Other, 17%. LSNC serves the second largest Hmong population and the largest Mienh community in the United States. Our northern and coastal counties and the San Joaquin river delta are home to thousands of migrant farm workers who cultivate and harvest the tree and row crops, including wine grapes, that support California's agricultural industry. The north state is also home to a significant Native American population for whom our staff provide special outreach and services.

**Impact:**

A donation would assist the organization in providing legal services within Northern California.

**Financial Information:** IRS Form 990 for FY 2011

Revenues:	Amount	%	Notes
Government/Earned	\$8,301,496	84.6%	
Contributions	1,364,931	13.9%	
Other	<u>150,507</u>	<u>1.5%</u>	
Total Revenue:	<u>\$9,816,934</u>	<u>100.0%</u>	
Expenses:			
Program	\$8,744,431	82.1%	
Administration	1,783,927	16.7%	
Fund Raising	<u>123,149</u>	<u>1.2%</u>	
Total Expenses:	<u>\$10,651,507</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$834,573)</u>		
Net Assets:	<u>\$4,588,692</u>		

BOD: Officers: Kevin R. Johnson, President; Jane Kroesche, Vice President; David A. Coleman Sr., Secretary; John F. Davis, Treasurer; H. Patrick Sweeney, Executive Member; Annette Smith, Executive Member



MARSOC Foundation

PO Box 2018

Temecula , CA 92593

www.marsocfoundation.org

County

Riverside

FEIN

45-2913544

Founded: 2011

Previous Donation:  Yes  No \$20,000 8/10/2012 List Date 4/11/2014

**Mission:**

As a 501(c)(3) non-profit, the MARSOC Foundation provides benevolent support to the U. S. Marine Corps Forces Special Operations Command (MARSOC). The Foundation supports active duty and medically retired MARSOC personnel and their families, as well as the families of Marines who have lost their lives in service to our Nation. MARSOC Foundation services are those unmet by the government or other organizations.

**Impact:**

A donation would assist them in fulfilling their mission.

**Financial Information:** IRS Form 990 for FY 2012

Revenues:	Amount	%	Notes
Government/Earned			
Contributions	278,082	100.0%	
Other	38	0.0%	
Total Revenue:	<u>\$278,120</u>	<u>100.0%</u>	
Expenses:			
Program	\$76,271	94.6%	
Administration	4,389	5.4%	
Fund Raising			
Total Expenses:	<u>\$80,660</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$197,460</u>		
Net Assets:	<u>\$197,460</u>		

BOD: Sarah Christian; Dave Morgan; Brad Baxter; Andy Christian; Brian Fuller

National Forest Foundation  
c/o Vance Russell 803 2nd St., Suite A  
Davis , CA 95616

www.nationalforests.org

County

Yolo

FEIN

52-1786332

Founded: 1990

Previous Donation:  Yes  No

List Date 12/13/2013

**Mission:**

The mission of the National Forest Foundation is to engage America in community-based and national programs that promote the health and public enjoyment of the 193-million-acre National Forest System.

The proposed project is designed to connect and involve communities in the forests that are essentially in their backyards in Northern CA. Any dollar donated to this project is leveraged to \$2.50 from Forest Service and local partner match. The project has on-ground restoration projects coupled with community volunteer days for weed removal, tree planting and sustainable recreation.

**Impact:**

A donation would assist in the completion of the Tahoe Project.

**Financial Information:** IRS Form 990 for FY 2012

Revenues:	Amount	%	Notes
Government/Earned	\$5,413,977	48.2%	Financial Statement and a project synopsis is available if you desire a copy.
Contributions	5,575,015	49.6%	
Other	<u>253,011</u>	<u>2.3%</u>	
Total Revenue:	<u>\$11,242,003</u>	<u>100.0%</u>	
Expenses:			
Program	\$12,271,192	94.1%	
Administration	577,962	4.4%	
Fund Raising	<u>193,614</u>	<u>1.5%</u>	
Total Expenses:	<u>\$13,042,768</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$1,800,765)</u>		
Net Assets:	<u>\$8,640,417</u>		

BOD: John Hendricks; Craig R. Barrett; David Bell; Bradley K. Johnson; Timothy Proctor Schieffelin; Peter Foreman; Mike Brown Jr.; Thomas L. Tidwel; Coleman Burke; Robert Cole; Bart Eberwein; Robert Feitler; Lee Fromson; Roje S. Gootee; Jack Sahl; Jeff Paro; Susan Schnabel; Chad Weiss; James Yardley; Blaise Carris; Mary Smart; William J. Possiel

New Door Ventures  
321 20th Street  
San Francisco , CA 94110

newdoor.org

County San Francisco

FEIN

94-2780274

Founded: 1981

Previous Donation:  Yes  No

List Date 3/21/2014

### **Mission:**

New Door Ventures helps at-risk youth get ready for work and life.

Initially, New Door provided job internships only through its own businesses (Ashbury Images and Pedal Revolution). Since 2005, New Door has focused its programs exclusively on youth age 16-21, and in the fall of 2008, New Door launched the innovative Ally program, which creates job internships for youth through local business partners. Today, New Door provides over 130 paid internships a year and serves more than 200 youth annually through job-readiness training and supportive case management.

New Door has grown and changed through the years, but our desire to find creative and relational ways to give a hand-up, rather than a hand-out remains deeply ingrained in the New Door culture.

### **Impact:**

Any donation would be used to continue the mission of the organization

### **Financial Information:** IRS Form 990 for FY 2012

Revenues:	Amount	%	Notes
Government/Earned	\$3,614,233	57.6%	
Contributions	2,653,844	42.3%	
Other	<u>1,834</u>	<u>0.0%</u>	
Total Revenue:	<u>\$6,269,911</u>	<u>100.0%</u>	
Expenses:			
Program	\$4,145,466	84.2%	
Administration	250,122	5.1%	
Fund Raising	<u>529,796</u>	<u>10.8%</u>	
Total Expenses:	<u>\$4,925,384</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$1,344,527</u>		
Net Assets:	<u>\$8,392,623</u>		

BOD: Bill Coyne; Anne-Marie Peterson; Allen Phipps; Gary Arabian; Ken Byk; Jenny Gregory; Hunt Hanover; Niquette Hunt; Sally Johnston; Chris Leupold; Elizabeth McCarty; Erin O'Donovan; Karen Skidmore

Nine O'Clock Players / Assistance League of Southern CA

1370 N. St. Andrews Place

Los Angeles , CA 90028

www.nineoclockplayers.com

County

Los Angeles

FEIN

95-1641960

Founded: 1923

Previous Donation:  Yes  No

List Date 9/20/2013

**Mission:**

To bring live theater to the children and parents of Los Angeles County.

**Impact:**

A donation would assist in continuing the program

**Financial Information:** IRS Form 990 for FY 2011

Revenues:	Amount	%	Notes
Government/Earned	\$12,168,326	76.6%	
Contributions	2,506,152	15.8%	
Other	<u>1,205,467</u>	<u>7.6%</u>	
Total Revenue:	<u>\$15,879,945</u>	<u>100.0%</u>	
Expenses:			
Program	\$12,002,347	84.9%	
Administration	1,912,421	13.5%	
Fund Raising	<u>230,306</u>	<u>1.6%</u>	
Total Expenses:	<u>\$14,145,074</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$1,734,871</u>		
Net Assets:	<u>\$17,012,368</u>		

BOD: Wendy Taylor; Wendy Overmire; Suzanne Kahane; Sue Thalken; Sheila Swicker; Sally Hinckley; Patricia Vogt Rowey; Pat Mulville; Nancy Wallan; Joann Koll; Jeanie McCarthy; Jacquelyn Callas; Floran Fowkes; Colleen Gold; Cheryl Van Tassel; Carol Deeter; Audrey Fimpler; Anne Page; Andrea Goodman

Operation Dignity, Inc.  
160 Franklin Street #103  
Oakland , CA 94607

www.operationdignity.org

County Alameda

FEIN

94-3176007

Founded:

Previous Donation:  Yes  No

List Date 4/11/2014

**Mission:**

People do not make wise decisions when they are hungry and cold. By providing food and shelter, we encourage people to make the decisions that lead them back to self-sufficiency. In addition, our clients become part of the community by through on-site volunteer work, giving back to others and becoming part of the solution. About 40% of our former clients continue to work and help at Operation Dignity. Operation Dignity has been providing emergency and transitional housing to homeless veterans and non-veterans since 1993. We are a full-fledged non-profit 501(c)(3) veteran run, service-enriched provider serving the homeless veterans and displaced populations of Alameda County. Our goal is to provide safe housing, nutritious meals, and a full array of services to help primarily homeless veterans and non-veterans so they can being their rehabilitation process. All of our housing offer clean and sober residences with on-site support for sobriety and other self-help groups.

**Impact:**

A donation would assist the organization in their continued outreach to our veterans and the homeless.

**Financial Information:** IRS Form 990 for FY 2012

Revenues:	Amount	%	Notes
Government/Earned	\$2,063,735	85.1%	
Contributions	358,597	14.8%	
Other	<u>3,676</u>	<u>0.2%</u>	
Total Revenue:	<u>\$2,426,008</u>	<u>100.0%</u>	
Expenses:			
Program	\$2,058,694	93.5%	
Administration	142,563	6.5%	
Fund Raising			
Total Expenses:	<u>\$2,201,257</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$224,751</u>		
Net Assets:	<u>(\$2,232,511)</u>		

BOD: Susan Hayes-Smith; Mark Van Stambrook; Joyce Hill; Tara Singh; Berdie Gomez; Judy Quea; Rosa Maria Zanolli

Rebuilding Together Sacramento

PO Box 255584

Sacramento , CA 95825

rebuildingtogethersacramento.org

County

Sacramento

FEIN

Founded: 1991

Previous Donation:  Yes  No

List Date 3/21/2014

**Mission:**

What we believe!

Rebuilding Together Sacramento believes the disabled and elderly should be allowed to remain in their own homes whenever possible. We believe that our nation’s veterans who return with disabilities deserve a helping hand so they may return to their own homes in basic comfort.

**Our Values:**

We are committed to helping low-income homeowners and communities and to respecting their integrity, strengths, and assets. We strengthen lives, homes and communities.

**Impact:**

A donation would assist the organization in the continuance of their mission.

**Financial Information:** IRS Form 990 for FY 2012

Revenues:	Amount	%	Notes
Government/Earned	\$22,319	2.8%	Still registered as Christmas in April in Guidestar
Contributions	722,457	91.4%	
Other	<u>46,034</u>	<u>5.8%</u>	
Total Revenue:	<u>\$790,810</u>	<u>100.0%</u>	
Expenses:			
Program	\$801,420	84.3%	
Administration	131,180	13.8%	
Fund Raising	<u>17,568</u>	<u>1.8%</u>	
Total Expenses:	<u>\$950,168</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$159,358)</u>		
Net Assets:	<u>\$362,713</u>		

BOD: Stephen Miller; Jeff Smith; Krista Noonan; Jeff Mills; Scott Caddow; Will Holbert; Terry McPeek; Steve Rikala; Edwin Covarrubias; Rian Troth; Rob Webb; Rodney Moy; Wendie Skala; Carrie Bushman

Roberts Family Development Center

70 Darina Avenue

Sacramento , CA 95815

www.robertsfdc.com

County

Sacramento

FEIN

68-0470557

Founded: 2001

Previous Donation:  Yes  No

List Date 3/21/2014

**Mission:**

The mission of the Roberts Family Development Center is to provide services in the North Sacramento Community that will meet the individual needs of each family member. Our services provide a holistic approach focusing on early childhood and family education, economic empowerment and technology. Our goal is to nurture personal growth, strengthen families and enhance community development and civic involvement.

Some of the areas addressed by the Center are: parent education; health education; consumer education; computer competency; recreational needs.

**Impact:**

Any donation would assist in the continuing mission of the organization

**Financial Information:** IRS Form 990 for FY 2012

Revenues:	Amount	%	Notes
Government/Earned	\$833,671	79.4%	
Contributions	213,236	20.3%	
Other	<u>3,397</u>	<u>0.3%</u>	
Total Revenue:	<u>\$1,050,304</u>	<u>100.0%</u>	
Expenses:			
Program	\$897,928	84.9%	
Administration	102,604	9.7%	
Fund Raising	<u>56,647</u>	<u>5.4%</u>	
Total Expenses:	<u>\$1,057,179</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$6,875)</u>		
Net Assets:	<u>(\$388)</u>		

BOD: Derrel Roberts; Twiana Armstrong; Mark Cirksena; Toni Greenwell

Sacramento Housing Alliance

1800 21st Street, Suite 100

Sacramento , CA 95811

www.sachousingalliance.org

County

Sacramento

FEIN

68-0252305

Founded: 1989

Previous Donation:  Yes  No

List Date 3/21/2014

**Mission:**

Our mission is to work for safe, decent, accessible, affordable housing and healthy communities for homeless and low-income people through advocacy, education, leadership development and civic engagement.

Affordable Housing: promote local, regional and state housing policies that increase the financing, production and preservation of safe, decent, accessible and affordable housing in healthy neighborhoods. This includes protecting and expanding programs and policies, while promoting new options, that increase affordable housing opportunities and improved neighborhoods. Key issues include inclusionary housing, transit-oriented development, preservation of affordable housing stock, and development of permanent supportive housing.

**Impact:**

A donation would assist in the continuance of their mission.

**Financial Information:** IRS Form 990 for FY 2012

Revenues:	Amount	%	Notes
Government/Earned	\$15,675	3.3%	
Contributions	457,825	96.3%	
Other	<u>1,705</u>	<u>0.4%</u>	
Total Revenue:	<u>\$475,205</u>	<u>100.0%</u>	
Expenses:			
Program	\$451,214	89.6%	
Administration	37,879	7.5%	
Fund Raising	<u>14,370</u>	<u>2.9%</u>	
Total Expenses:	<u>\$503,463</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$28,258)</u>		
Net Assets:	<u>\$354,421</u>		

BOD: Paul Ainger; Cathy Creswell; Stephan Daves; Paula Lomazzi; Joan Burke; Ken Cross; John Foley; Chris Jensen; Meea Kang; Stan Keasling; Rachel Iskow; Lisa Salaices; Tyrone Buckley; Karen Naungayan



San Francisco Senior Center  
890 Beach Street  
San Francisco , CA 94109

www.sfsenior.com

County San Francisco

FEIN 94-1212136

Founded: 1947

Previous Donation:  Yes  No

List Date 11/1/2013

**Mission:**

San Francisco Senior Center (SFSC) was founded in 1947 and is the oldest nonprofit senior center in the nation. SFSC is a multi-service, multi-site agency. SFSC offers a variety of services from daily, low-cost, nutritious lunches and comprehensive social services and case management to healthy living programs and continuing education. All activities are designed to encourage socialization, independent and active living while preventing isolation. There are two sites: Aquatic Park, located on the Bay by Ghirardelli Square, and Downtown, established in 1966 in the Tenderloin. Every year over 2,000 participants come through the SFSC's doors. Our participants range from well or able bodied to very frail or disabled; from the newly retired to octogenarians and centenarians.

**Impact:**

A donation would assist the organization with its programs

**Financial Information:** IRS Form 990 for FY 1012

Revenues:	Amount	%	Notes
Government/Earned	\$639,283	49.6%	
Contributions	650,610	50.4%	
Other	<u>184</u>	<u>0.0%</u>	
Total Revenue:	<u>\$1,290,077</u>	<u>100.0%</u>	
Expenses:			
Program	\$1,276,624	85.0%	
Administration	150,744	10.0%	
Fund Raising	<u>74,627</u>	<u>5.0%</u>	
Total Expenses:	<u>\$1,501,995</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$211,918)</u>		
Net Assets:	<u>(\$243,598)</u>		

BOD: Lawrence Lurie; Robin Myers; Eileen Ward; Adoria Caradine; Maris Corush; Laura Gibson; Alvin Huie; Claudia Klossner; John Milford; William Marotta

SeniorNet - Sacramento NE Location

4540 American River Drive

Sacramento , CA 95864

www.seniornet.org

County

Sacramento

FEIN

30-0594290

Founded: 1986

Previous Donation:  Yes  No

List Date 11/1/2013

**Mission:**

Mission Statement: SeniorNet's mission is to provide older adults education for and access to computer technologies to enhance their lives and enable them to share their knowledge and wisdom.

Who We Are: Founded in 1986, SeniorNet grew out of a research project funded by the Markle Foundation to determine how computers and telecommunications could enhance the lives of older adults. Since that time, SeniorNet has grown into an independent, international, volunteer-based nonprofit organization that is one of the world's leading technology educators of adults 50 +. Headquartered in Herndon, Virginia, SeniorNet has an international membership of computer users, hosts the thriving SeniorNet website at www.seniornet.org, and supports a large network of locally operated Learning Centers throughout the United States and internationally.

**Impact:**

A donation would enhance the program in Sacramento

**Financial Information:** IRS Form 990 for FY 2011

Revenues:	Amount	%	Notes
Government/Earned	\$186,824	70.9%	Parent Corporation is in Virginia but they have a site that is sponsored in Sacramento.
Contributions	64,235	24.4%	
Other	<u>12,356</u>	<u>4.7%</u>	
Total Revenue:	<u>\$263,415</u>	<u>100.0%</u>	
Expenses:			
Program	\$308,828	78.7%	
Administration	70,723	18.0%	
Fund Raising	<u>12,675</u>	<u>3.2%</u>	
Total Expenses:	<u>\$392,226</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$128,811)</u>		
Net Assets:	<u>\$309,182</u>		

BOD: Jeaneen Logan; William Grubb, Jr.; Paul DelPonte; Daniel Wilson; Nicholas Brown; Paul Sladkus; Alfred Moye; Slava Vero; Jack Deeds; Debra Berlyn; Leslie M. Smith; Josip Markus

Serve the People

1206 E. 17th Street, Suite 204

Santa Ana , CA 92701

www.serve-the-people.com

County

Orange

FEIN

27-0421556

Founded: 2008

Previous Donation:  Yes  No

List Date 2/7/2014

**Mission:**

To provide for the physical, mental, emotional and mentoring needs of the poor, children, sick, needy, uneducated, oppressed and lost people. To serve people regardless of religion, ethnicity, race, or gender with love, compassion, and generosity. Orange County, home to some of the most exclusive neighborhoods in the nation, is one of the most expensive places to live in the U. S. Despite its affluent reputation, Orange County has significant pockets of poverty where low-income households struggle to afford many basic needs, including nutrition and medical coverage. Serve the People (STP) provides food, clothing, medical care, and legal assistance, giving a hand up, and not just a hand-out. Since its founding in 2008, STP has centered its programs on the needs of the residents in Central Santa Ana, providing a trusted resource for people who have nowhere else to go for their healthcare.

**Impact:**

A donation would assist their program

**Financial Information:** IRS Form 990 for FY 2012

Revenues:	Amount	%	Notes
Government/Earned			
Contributions	3,806,518	100.0%	
Other			
<b>Total Revenue:</b>	<b><u>\$3,806,518</u></b>	<b><u>100.0%</u></b>	
Expenses:			
Program	\$3,662,495	98.7%	
Administration	41,286	1.1%	
Fund Raising	<u>7,464</u>	<u>0.2%</u>	
<b>Total Expenses:</b>	<b><u>\$3,711,245</u></b>	<b><u>100.0%</u></b>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$95,273</u>		
Net Assets:	<u>\$188,706</u>		

BOD: Angel Carrazco; Jose Antonio Fermin; Craig G. Myers; Nicolette Ortega; Paul Widenmann; Dimitri Sirakoff; S. Russell English; Robert Ingraham; Walter (Dima) Martinovich

The Eugene A. Obregon / Latino Medal of Honor Campaign

6953 Trolley Way

Playa del Rey , CA 90293

obregoncmh.org

County

Los Angeles

FEIN

95-4457163

Founded: 1993

Previous Donation:  Yes  No

List Date 10/11/2013

**Mission:**

The Foundation was co-founded on September 16, 1993, by three World War II veterans: William D. Lansford, Al Flores, and Pete Valdez, as a charitable 501(c)(3) non-profit, tax-exempt Foundation (IRS # 95-4457163). It is dedicated to erecting a monument to the 40 Latin American recipients of America's highest military award, the Congressional Medal of Honor.

**Impact:**

A donation would go to the erection of the monument.

**Financial Information:** IRS Form 990-EZ for FY 2009

Revenues:	Amount	%	Notes
Government/Earned			The organization may not have had enough revenues to require a filing of information after 2009
Contributions	15,388	100.0%	
Other			
Total Revenue:	<u>\$15,388</u>	<u>100.0%</u>	
Expenses:			
Program	\$40,881	100.0%	
Administration			
Fund Raising			
Total Expenses:	<u>\$40,881</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$25,493)</u>		
Net Assets:	<u>\$55,138</u>		

BOD: William Douglas Lansford; Christopher J. Kinsman; Diana M. Turnacliff; Keith Jeffreys; Jim Proser; Alexander Flores; Pete Valdez; Frank Juarez; Clara Juarez

The Leukemia & Lymphoma Society

60330W. Century Blvd

Los Angeles , CA 90045

www.lls.org/#/aboutlls/chapters/calso/ County Los Angeles

FEIN 13-5644916 Founded: 1949

Previous Donation:  Yes  No \$35,000 7/1/2011 List Date 3/21/2014

**Mission:**

The mission of The Leukemia & Lymphoma Society (LLS) is: Cure leukemia, lymphoma, Hodgkin's disease and myeloma, and improve the quality of life of patients and their families.

LLS is the world's largest voluntary health agency dedicated to blood cancer. LLS funds lifesaving blood cancer research around the world and provides free information and support services.

Our Key Priorities will ensure that: The Leukemia & Lymphoma Society helps blood cancer patients live better, longer lives.

**Impact:**

Any donation would be used to further the mission of the organization

**Financial Information:** IRS Form 990 for FY 2012

Revenues:	Amount	%	Notes
Government/Earned	\$14,969	0.0%	The financial info is for the overall national organization. Any donation would be restricted to the Los Angeles Chapter
Contributions	282,657,104	96.5%	
Other	<u>10,150,920</u>	<u>3.5%</u>	
Total Revenue:	<u>\$292,822,993</u>	<u>100.0%</u>	
Expenses:			
Program	\$222,923,399	81.8%	
Administration	2,221,223	0.8%	
Fund Raising	<u>47,258,877</u>	<u>17.3%</u>	
Total Expenses:	<u>\$272,403,499</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$20,419,494</u>		
Net Assets:	<u>\$114,048,779</u>		

BOD: James A. Beck; William G. Gehnke; Jorge L. Benigtez; Peter B. Brock; A Dana Callow Jr.; Elizabeth J. Clark; Jorge Cortes; James H. Davis; Bernard H. Garil; D. Gary Gilliland; Pamela Jo Haylock; Raanan Horowitz; Richard M. Jeanneret; Armand Keating; Joseph B. Kelley; Marie V. McDemmond; Rodman N. Myers; Steven T. Rosen; Kenneth M. Schwartz; Kathryn C. Vecellio; William M. Ward Jr.; Louise E. Warner; Matthew J. Winter

Twin Lakes Food Bank

327 Montrose Drive

Folsom , CA 95630

twinlakesfoodbank.org

County

Sacramento

FEIN

68-0225605

Founded: 1986

Previous Donation:  Yes  No

List Date 3/21/2014

**Mission:**

What We Do - We're More than a Food Bank.

The Twin Lakes Food Bank is an extension of God's love to people that are hurting. For over 27 years the Food Bank has served families in need with supplemental food and clothing. Hard times can happen to anyone and your support ensures that help will be available to those who need it. The Food Bank has opened it's heart to thousands of your neighbors.

**Impact:**

Any donation would go to support their program.

**Financial Information:** IRS Form 990 for FY 2012

Revenues:	Amount	%	Notes
Government/Earned			
Contributions	448,012	99.9%	
Other	<u>275</u>	<u>0.1%</u>	
Total Revenue:	<u>\$448,287</u>	<u>100.0%</u>	
Expenses:			
Program	\$268,039	68.5%	
Administration	123,279	31.5%	
Fund Raising			
Total Expenses:	<u>\$391,318</u>	<u>100.0%</u>	
Excess/(Deficit) of			
Revenues Over Expenses:	<u>\$56,969</u>		
Net Assets:	<u>\$448,931</u>		

BOD: Dennis Mandigo; Beth Carlsen; Cathy Stevens; Tammy Thompson; Bill Corley; Sharon G. Fait; Larry Hafenstein; Jane Hindmarsh; Ian Cornell; Carl Lysgaard

Wellspring Women's Center

3414 4th Avenue

Sacramento , CA 95817

www.wellspringwomen.org

County

Sacramento

FEIN

91-1752615

Founded: 1987

Previous Donation:  Yes  No

List Date 3/21/2014

**Mission:**

Wellspring Women's Center is open Monday through Friday. It offers a nutritious breakfast meal, mental health counseling, referrals for needed services, and more. Wellspring has a strong commitment to working closely with other local agencies so that services are not duplicated, and local resources are maximized for the health and well-being of all.

Wellspring Women's Center is a nondenominational, nonprofit organization founded in 1987 by two sisters of social service with the mission to nurture the innate goodness and personal self esteem of women and their children. Wellspring started from humble beginnings and has grown to become a trusted neighborhood gathering place that reduces isolation and loneliness. We serve over 200 women and their children every week day, providing a nutritious breakfast, free counseling and safety net services.

**Impact:**

A donation would assist the organization in continuing their services

**Financial Information:** IRS Form 990 for FY 2012

Revenues:	Amount	%	Notes
Government/Earned			
Contributions	594,149	94.0%	
Other	<u>37,819</u>	<u>6.0%</u>	
Total Revenue:	<u>\$631,968</u>	<u>100.0%</u>	
Expenses:			
Program	\$592,380	83.3%	
Administration	48,425	6.8%	
Fund Raising	<u>70,242</u>	<u>9.9%</u>	
Total Expenses:	<u>\$711,047</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$79,079)</u>		
Net Assets:	<u>\$996,208</u>		

BOD: Annette Bachmeier; Katelyn Downey; Sister Judy Illig, IBVM; Si Si Lee; David McMurchie; Janet Van Sicklen; Charlene Singley; Nileen Verbeten; Matt Yancey



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## **PROCEDURAL ITEMS FOR THE CFPP SUMMARY AND RECOMMENDATIONS**

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Items: A1, A2, A3

Action: Pursuant to the by-laws and procedures of CFPP, each meeting starts with the call to order and roll call (A1) and proceeds to a review and approval of the minutes from the prior meeting (A2). After the minutes have been reviewed and approved, time is set aside to allow for comments from the public (A3).

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**CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES  
CALIFORNIA FOUNDATION FOR PUBLIC FACILITIES  
CALIFORNIA MUNICIPAL FINANCE AUTHORITY  
AND CERTAIN AFFILIATES POLICY AND PROCEDURES FOR  
DEALING WITH CONFLICT OF INTEREST ISSUES  
RECOMMENDATIONS**

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**Subject:** California Foundation for Stronger Communities, California Foundation for Public Facilities, California Municipal Finance Authority and Certain Affiliates Policy and Procedures for Dealing with Conflicts of Interest Issues.

**Meeting:** April 11, 2014

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**Background:**

The purpose of this Policy and Procedures for Dealing with Conflict of Interest Issues (“Policy”) is to protect the interests of the California Foundation for Stronger Communities (the “CFSC”), the California Foundation for Public Facilities (the “CFPF”), the California Municipal Finance Authority (the “CMFA”) and any Affiliates (and together with the CFSC, the CFPF and the CMFA, the “Covered Entities”) when it is considering a transaction or arrangement that might benefit the private interest of any director, officer, employee or consultant of any Covered Entity. Covered Entity Directors, officers, employees, attorneys and consultants all serve the charitable and educational mission of such Covered Entity.

Decisions about Covered Entity operations and the use or disposition of Covered Entity assets should be made, and should appear to be made; to further the mission of the Covered Entity and not for private profit or other personal benefit to the individuals affiliated with Covered Entity who take part in those decisions. Directors, officers, employees, attorneys and consultants all have an obligation to conduct the affairs of the Covered Entity in a manner consistent with the Covered Entity’s mission and to render advice and make decisions in the best interests of the Covered Entity.

The Policy is intended to supplement but not replace any California laws governing conflicts of interest applicable to nonprofit and charitable corporations and governmental entities, respectively. The Policy shall be interpreted and, as necessary, modified, to comply with all applicable rules, regulations and laws.

**Recommendation:**

The Executive Director recommends approval of the Policy and Procedures for Dealing with Conflicts of Interest Issues.