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

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Items: A1, A2, A3

Action: Pursuant to the by-laws and procedures of CMFA, 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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## **MANZANITA PLACE APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant:	Volunteers of America National Services
Action:	Initial Resolution
Amount:	\$10,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Roseville, Placer County, California
Activity:	Affordable Housing
Meeting:	February 5, 2016

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### Background:

For Volunteers of America (“VOA”) and the people they support, a home is far more than shelter. It's the foundation of life. They guide individuals and families by providing not only safe, affordable housing, but also the vital support services they need to thrive.

They are one of the nation’s largest nonprofit providers of quality, affordable housing for low and moderate-income households. They create and manage housing for the homeless, families with children, the elderly, and people with disabilities, including physical and mental disabilities.

They are also a proud member of the Partnership for Sustainable Communities, a national nonprofit group dedicated to helping make our communities more environmentally, economically, and socially sustainable through community planning and development.

Wherever there are people who need homes, Volunteers of America will be there extending a smile and a helping hand.

### The Project:

The Manzanita Place Apartments is an acquisition/rehabilitation of a 63-unit, affordable senior multi-family housing development made up of one 3-story building. It was constructed in 1990 as Section 202 housing for the elderly and benefits from a HAP contract on 100% of the units. The project has 47 one-bedroom units, 15 studio-units and 1 manager’s unit. Renovations will include, new flooring, appliances, cabinets and countertops, doors, plumbing fixtures and ADA unit upgrades. Common area needs include a new elevator and existing elevator upgrades, expanded

community space, office space for service coordinator, additional laundry facilities, flooring, parking lot lighting, sidewalk repairs, wireless emergency call system and ADA upgrades. The Green Building components include energy efficient appliances and kitchen and bathroom fixtures. This project is located at 1019 Madden Lane, Roseville, California. This financing will continue to preserve 62 units of affordable housing for senior households in the City of Roseville for another 55 years.

#### The City of Roseville:

The City of Roseville is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$5,250 as part of the CMFA's sharing of Issuance Fees.

#### Proposed Construction Financing:

##### Sources of Funds:

Tax-Exempt Bond:	\$ 8,400,000
Seller's Note:	\$ 1,745,345
Acquired Reserves:	\$ 392,461
Equity:	\$ 4,369,160
Total Sources:	\$ 14,906,966

##### Uses of Funds:

Land Acquisition:	\$ 850,000
Building Acquisition:	\$ 7,412,461
Rehabilitation:	\$ 3,145,895
Architectural & Engineering:	\$ 161,692
Legal & Professional:	\$ 283,496
Building Permits:	\$ 62,000
Financial & Syndication Costs:	\$ 739,060
Reserves:	\$ 347,981
Developer Fee:	\$ 1,659,381
Costs of Issuance:	\$ 245,000
Total Uses:	\$ 14,906,966

#### Terms of Transaction:

Amount:	\$10,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	September 2016

#### Public Benefit:

Renovation of the project will prevent blight to the community and create a better living environment to tenants and the surrounding area. Local jobs will be created in association with the construction on the project. A total of 62 senior households will continue to be able to enjoy high quality, independent, affordable housing in the City of Roseville, California for another 55 years.

Percent of Restricted Rental Units in the Project: 100%  
100% (62 Units) restricted to 60% or less of area median income households.  
Unit Mix: Studio- and 1-bedroom units  
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Quint & Thimmig LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Levy, Levy & Levy
Financial Advisor:	National Affordable Housing Trust

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$10,000,000 for Manzanita Place Apartments affordable multi-family housing facility located in the City of Roseville, Placer County, California.

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

\*Other Costs: These are costs that are categorized by CDLAC as “Other Costs” they may include the following; Accounting/Reimbursable, Appraisals, Audit Costs, Capital Needs Assessment, Contingency, Demolition & Environmental Remediation, Environmental Audit, Furnishings, Inspections, Insurance, Investor Due Diligence, Local Development Impact Fees, Marketing, Market Study, Operating Reserves, Permit Processing Fees, Prevailing Wage Monitoring, Relocation, Seismic, Syndication Consultants, TCAC App/Allocation/Monitoring Fees.



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## **ANTELOPE VALLEY APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant:	DeSola Development Associates, LLC
Action:	Initial Resolution
Amount:	\$14,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Lancaster, Los Angeles County, California
Activity:	Affordable Housing
Meeting:	February 5, 2016

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### Background:

DeSola Development Associates, LLC (“DeSola”), is a headquartered in Orange County California. They specialize solely in multifamily real property investment. DeSola adds value throughout the entire process of the acquisition, renovation, repositioning, management and disposition of existing apartment assets.

DeSola is experienced in navigating the complexities of affordable housing development and they are committed to creating long-term housing solutions in the cities and communities that they serve. They believe passionately in using their extensive experience and skills to create a positive impact in their communities and they take great pride in the quality of their developments, their ongoing commitment to community revitalization, and their extensive and collaborative partnership with financial and public sector entities.

DeSola actively seeks the challenges presented by tired, worn, mismanaged or underperforming assets in stable or improving locations that have the potential for solid, reliable cash flow and appreciation. Their expertise comes from years of experience in both up and down markets. DeSola’s principals collectively possess over 50 years of investment real estate experience.

### The Project:

The Antelope Valley Apartments is a 121-unit acquisition/rehabilitation affordable multi-family housing property. The property is an existing apartment project that is currently occupied. Upon completion, one hundred (100%) percent of the rental units will be rent and income restricted. 24 units will be restricted at 50% Area Median Gross Income (AMGI) and 95 units

will be restricted at 60% AMGI. There will be two manager units. Construction is expected to begin around June 2016 and be complete by February 2017. The buildings are wood frame on concrete slab, stucco exterior walls and pitched roofs. The development amenities will include a playground, perimeter fence, laundry room, security patrol and on-site management. The project will include units with amenities including balcony/patio, air conditioning, range, refrigerator/freezer and garbage disposal. Community services and facilities are readily available in the surrounding area. These include public services such as fire stations, hospitals, police stations, and schools (all ages). The subject property is located in the Lancaster School District. Schools in the subject's immediate area are a mix of public and private, including: Joshua Elementary School, Sunnysdale Elementary School, and El Dorado Elementary School. This financing will continue to preserve 121 units of affordable housing in the City of Lancaster for another 55 years.

#### The City of Lancaster:

The City of Lancaster is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$7,812 as part of the CMFA's sharing of Issuance Fees.

#### Proposed Construction Financing:

##### Sources of Funds:

Tax-Exempt Bond:	\$ 12,500,000
LIHTC:	\$ 4,018,386
Deferred Developer Fee:	\$ 1,876,101
Operating Income during Rehabilitation:	\$ 304,184
223(F) Loan:	<u>\$ 1,571,000</u>
Total Sources:	\$ 20,269,671

##### Uses of Funds:

Land Acquisition:	\$ 758,893
Building Acquisition:	\$ 11,241,107
Rehabilitation:	\$ 2,438,393
Architectural & Engineering:	\$ 100,000
Legal & Professional:	\$ 2,301,827
Capitalized Interest:	\$ 520,627
Reserves and Other Costs*:	\$ 1,840,218
Contractor Fees & Contingency:	\$ 697,538
Costs of Issuance:	<u>\$ 371,068</u>
Total Uses:	\$ 20,269,671

#### Terms of Transaction:

Amount:	\$14,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	June 2016

Public Benefit:

A total of 119 households will continue to be able to enjoy high quality, independent, affordable housing in the City of Lancaster, California.

Percent of Restricted Rental Units in the Project: 100%  
20% (24 Units) restricted to 50% or less of area median income households; and  
80% (95 Units) restricted to 60% or less of area median income households.  
Unit Mix: 2- and 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:	Dan Vaughn LLP
Financial Advisor:	Horizon Development Consulting, LLC

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$14,000,000 for Antelope Valley Apartments affordable multi-family housing facility located in the City of Lancaster, Los Angeles County, California.

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

\*Other Costs: These are costs that are categorized by CDLAC as “Other Costs” they may include the following; Accounting/Reimbursable, Appraisals, Audit Costs, Capital Needs Assessment, Contingency, Demolition & Environmental Remediation, Environmental Audit, Furnishings, Inspections, Insurance, Investor Due Diligence, Local Development Impact Fees, Marketing, Market Study, Operating Reserves, Permit Processing Fees, Prevailing Wage Monitoring, Relocation, Seismic, Syndication Consultants, TCAC App/Allocation/Monitoring Fees.



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## **MENDOTA VILLAGE & FIREBAUGH GARDEN APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant: WNC & Associates, Inc.

Action: Initial Resolution

Amount: \$4,000,000

Purpose: Finance Affordable Multi-Family Rental Housing Facilities Located in the Cities of Mendota and Firebaugh, Fresno County, California

Activity: Affordable Housing

Meeting: February 5, 2016

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### **Background:**

WNC & Associates, Inc. was founded in 1971 when most people had never heard of affordable housing. At that time, few saw the opportunities in this emerging industry. In 1987, when the states were learning how to allocate Low-Income Housing Tax Credits, WNC was already assisting developers with how to structure and use them effectively. They moved quickly in this new program and closed 22 acquisitions in the first year. In 2002, WNC led the way again by becoming the first to apply for and receive an allocation of New Markets Tax Credits. While many were still learning, WNC closed \$34 million of qualified New Markets investments to finance over 100,000 square feet of commercial properties, becoming, once again, one of the first in the country to do so.

For over four decades, WNC has provided the experience, leadership, innovation and flexibility their customers have come to rely on. The key to their competitive advantage, however, is their ability to close transactions quickly and efficiently. They excel at this by drawing on their unparalleled experience and longevity in the industry and their company's extensive access to capital. Their senior officers average 25 years with WNC and 29 years in the real estate industry. Their investor base exceeds 19,500 institutional and retail clients, including Fortune 500 companies, multinational banks and some of the nation's leading insurance companies.

Today, with more than \$6.5 billion of real estate assets acquired, including over 1,225 properties in 45 states, they don't just say they are an "industry leader" and a "long-term partner," they've proven it for over four decades.



### The Project:

Mendota Village Apartments is an acquisition/ rehabilitation of an existing affordable housing development located at 1100 Second Street, Mendota, in a rural residential area of Fresno County, California. The property currently consists of 12 two-story walk-up apartment buildings containing 44 units. The property also contains a one-story accessory building which houses the rental office, laundry facility, and maintenance area. The 43 rent restricted units are targeted to low-income large family households. This property was originally built in 1993.

Firebaugh Garden Apartments is located at 600 P Street, Firebaugh, in a rural residential area of Fresno County, California. The property currently consists of eight two-story walk-up apartment buildings containing 40 units. The property also contains a one-story accessory building which houses the rental office, laundry facility, and maintenance area. The 39 rent restricted units are targeted to low-income large family households. This property was originally built in 1994.

The rehabilitation program will address health and safety issues, ADA requirements, deferred maintenance and energy efficiency items. Currently, the Developer is planning on replacing all HVAC units, replacing exterior siding and trim as needed, replacing all roof tops, installing energy efficient lighting and new energy efficient appliances as needed. The rehabilitation on these projects will continue to preserve affordable housing for 82 households residing in Mendota and Firebaugh for another 55 years.

### The County of Fresno:

The County of Fresno is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the County is expected to receive approximately \$1,265 as part of the CMFA's sharing of Issuance Fees.

### Proposed Construction Financing:

#### Sources of Funds:

Tax-Exempt Bond:	\$ 2,025,000
Replacement Reserves:	\$ 82,862
USDA RD 515 Loan:	\$ 3,491,701
NOI:	\$ 124,875
Equity:	<u>\$ 2,216,338</u>
Total Sources:	\$ 7,940,776

#### Uses of Funds:

Land Acquisition:	\$ 380,000
Building Acquisition:	\$ 3,194,174
Rehabilitation:	\$ 2,433,224
Architectural & Engineering:	\$ 163,000
Legal & Professional:	\$ 95,000
Capitalized Interest:	\$ 124,875
Third Party Reports:	\$ 127,500
Relocation:	\$ 5,000
Reserves, Dev. Fee and other Soft Costs*:	\$ 1,226,003
Cost of Issuance:	<u>\$ 192,000</u>
Total Uses:	\$ 7,940,776

Terms of Transaction:

Amount:	\$4,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	July, 2016

Public Benefit:

A total of 82 families will be able to enjoy high quality, independent, affordable housing in the Cities of Mendota and Firebaugh. Additionally, the rehabilitation of the property will enhance the lives of the residents and enrich the community by providing a better living standard for tenants and construction will create jobs that will help the local and regional economy.

Percent of Restricted Rental Units in the Project: 100%  
20% (16 Units) restricted to 50% or less of area median income households; and  
80% (66 Units) restricted to 60% or less of area median income households.  
Unit Mix: One-, two-, three- and four-bedrooms  
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:	Aronowitz Skidmore & Lyon

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$4,000,000 for Mendota Village & Firebaugh Garden Apartments affordable multi-family housing facilities located in the Cities of Mendota and Firebaugh, Fresno County, California.

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

\*Other Costs: These are costs that are categorized by CDLAC as "Other Costs" they may include the following; Accounting/Reimbursable, Appraisals, Audit Costs, Capital Needs Assessment, Contingency, Demolition & Environmental Remediation, Environmental Audit, Furnishings, Inspections, Insurance, Investor Due Diligence, Local Development Impact Fees, Marketing, Market Study, Operating Reserves, Permit Processing Fees, Prevailing Wage Monitoring, Relocation, Seismic, Syndication Consultants, TCAC App/Allocation/Monitoring Fees.



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## **MONTE VISTA APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant:	WNC, Inc.
Action:	Initial Resolution
Amount:	\$40,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of San Jose, Santa Clara County, California
Activity:	Affordable Housing
Meeting:	February 5, 2016

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### Background:

WNC & Associates, Inc. was founded in 1971 when most people had never heard of affordable housing. At that time, few saw the opportunities in this emerging industry. In 1987, when the states were learning how to allocate Low-Income Housing Tax Credits, WNC was already assisting developers with how to structure and use them effectively. They moved quickly in this new program and closed 22 acquisitions in the first year. In 2002, WNC led the way again by becoming the first to apply for and receive an allocation of New Markets Tax Credits. While many were still learning, WNC closed \$34 million of qualified New Markets investments to finance over 100,000 square feet of commercial properties, becoming, once again, one of the first in the country to do so.

For over four decades, WNC has provided the experience, leadership, innovation and flexibility their customers have come to rely on. The key to their competitive advantage, however, is their ability to close transactions quickly and efficiently. They excel at this by drawing on their unparalleled experience and longevity in the industry and their company's extensive access to capital. Their senior officers average 25 years with WNC and 29 years in the real estate industry. Their investor base exceeds 19,500 institutional and retail clients, including Fortune 500 companies, multinational banks and some of the nation's leading insurance companies.

Today, with more than \$6.5 billion of real estate assets acquired, including over 1,225 properties in 45 states, they don't just say they are an "industry leader" and a "long-term partner," they've proven it for over four decades.

### The Project:

The Monte Vista Apartments project is an acquisition rehabilitation of a 144-unit affordable multi-family housing development. The development consists of six three-story garden style buildings. The unit mix includes 24 one-bedroom, 72 two-bedroom and 48 three-bedroom units. The site has two additional buildings which serve as the clubhouse, rental office, and exercise room. The project was originally constructed in 2001 with low-income housing tax credits. Additionally, 116 of the 144 units are rent and income restricted at the 30%, 35%, 50%, or 60% percent AMI. The 15 year LIHTC compliance period will end in 2016. The project is located at 2601 Nuestra Castillo Court, San Jose, Santa Clara County, California 95117. The rehabilitation program will address health and safety issues, ADA, deferred maintenance, and energy efficiency. Currently, the Developer is planning on replacing all countertops and cabinetry in units, painting the kitchen and baths, replacing the roofs, and replacing and upgrading building systems as necessary. This financing will continue to provide 116 units of affordable housing for the City of San Jose for the next 55 years.

### The City of San Jose:

The City of San Jose is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$15,325 as part of the CMFA's sharing of Issuance Fees.

### Proposed Construction Financing:

#### Sources of Funds:

Tax-Exempt Bond:	\$ 36,955,862
Seller Carryback:	\$ 5,000,000
Deferred Developer Fee:	\$ 3,050,732
Equity:	<u>\$ 13,856,497</u>
Total Sources:	\$ 58,863,091

#### Uses of Funds:

Land Acquisition:	\$ 2,016,000
Building Acquisition:	\$ 37,451,131
Rehabilitation:	\$ 9,864,699
Architectural & Engineering:	\$ 125,000
Legal & Professional:	\$ 165,000
Capitalized Interest:	\$ 1,645,472
Third Party Reports:	\$ 172,000
Relocation:	\$ 144,000
Reserves:	\$ 2,000,000
Developer Fees:	\$ 3,000,000
Other Soft Costs:	\$ 1,680,789
Costs of Issuance:	<u>\$ 599,000</u>
Total Uses:	\$ 58,863,091

Terms of Transaction:

Amount:	\$40,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	May 2016

Public Benefit:

A total of 116 families will continue to be able to enjoy high quality, independent, affordable housing in the City of San Jose, California.

Percent of Restricted Rental Units in the Project: 80%

- 9% (12 Units) restricted to 30% or less of area median income households; and
- 9% (12 Units) restricted to 35% or less of area median income households; and
- 36% (51 Units) restricted to 50% or less of area median income households; and
- 26% (38 Units) restricted to 60% or less of area median income households.

Unit Mix: 1-, 2- and 3-bedroom units

Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Cox, Castle & Nicholson LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$40,000,000 for Monte Vista Apartments affordable multi-family housing facility located in the City of San Jose, Santa Clara County, California.

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

\*Other Costs: These are costs that are categorized by CDLAC as “Other Costs” they may include the following; Accounting/Reimbursable, Appraisals, Audit Costs, Capital Needs Assessment, Contingency, Demolition & Environmental Remediation, Environmental Audit, Furnishings, Inspections, Insurance, Investor Due Diligence, Local Development Impact Fees, Marketing, Market Study, Operating Reserves, Permit Processing Fees, Prevailing Wage Monitoring, Relocation, Seismic, Syndication Consultants, TCAC App/Allocation/Monitoring Fees



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## NEWARK STATION SENIORS APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant:	USA Properties
Action:	Initial Resolution
Amount:	\$17,000,000
Purpose:	Finance Affordable Senior Rental Housing Facility Located in the City of Newark, Alameda County, California
Activity:	Affordable Housing
Meeting:	February 5, 2016

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### Background:

USA Properties Fund, Inc. ("USA") is a privately owned real estate development organization specializing in the creation of outstanding senior and family communities. Founded in 1981 and headquartered in Roseville, California, USA provides a full range of capabilities for community development, including financing, development, construction services, rehabilitation and property management. Their values, leadership and team structure reflect their success with the development, construction and acquisition/rehabilitation of over 11,000 units of family and senior apartments in over 82 communities throughout California and Nevada.

USA employs over 325 individuals in two states. They also possess active State of California and State of Nevada Contractors Licenses as well as a State of California Department of Real Estate Broker's License. USA is an active Associate member of the California Redevelopment Association (CRA), is active in the Urban Land Institute (ULI), and has sitting Board Members within the North State B.I.A., C.B.I.A and HomeAid.

Nearly all of the communities developed by USA are public/private partnerships. They are confident in their ability to conceive and deliver developments worthy of local agency subsidy and participation. This commitment to enrich and revitalize communities at a neighborhood level is enhanced by their expertise in obtaining public subsidy bond and tax credit financing from local, state and federal sources. They take pride in creating inviting communities that are well known for their quality of construction, innovative design, appealing amenities and outstanding property management.

This will be the sixth project that USA has participated in with the CMFA.

### The Project:

The Newark Station Seniors Apartments is a new construction of a 75-unit affordable senior housing development. The project will consist of a single 4-story building with surface parking. The grounds will include a clubhouse, computer center and laundry facility. The project accommodates senior families with unit sizes of one- and two-bedrooms located at 37433 Willow Street, Newark, CA. The project will include energy efficiency, common area amenities and resident services. This financing will create 75 units of affordable senior housing for the City of Newark for 55 years.

### The City of Newark:

The City of Newark will need to become a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$9,949 as part of the CMFA's sharing of Issuance Fees.

### Proposed Construction Financing:

#### Sources of Funds:

Tax-Exempt Bond:	\$ 15,919,209
LIH Tax Credit Equity:	\$ 2,134,000
City Subsidy:	\$ 4,100,000
Developer Fee Note:	\$ 547,614
Total Sources:	\$ 22,700,823

#### Uses of Funds:

Land Acquisition:	\$ 1
New Construction:	\$ 15,700,350
Financing Costs:	\$ 740,150
Developer Fee:	\$ 2,723,583
Architectural & Engineering:	\$ 850,000
Reserves:	\$ 206,764
Soft Costs:	\$ 2,308,175
Costs of Issuance:	\$ 171,800
Total Uses:	\$ 22,700,823

### Terms of Transaction:

Amount:	\$17,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	July 2016

Public Benefit:

A total of 75 seniors will be able to enjoy high quality, independent, affordable housing in the City of Newark, California. Services that will be offered include resident services coordination and on-site programming.

Percent of Restricted Rental Units in the Project: 100%  
25% (19 Units) restricted to 50% or less of area median income households; and  
75% (56 Units) restricted to 60% or less of area median income households  
Unit Mix: One- and two-bedrooms  
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Bocarsly Emden Cowan Esmail & Arndt LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$17,000,000 for Newark Apartments affordable multi-family housing facility located in the City of Newark, Alameda County, California.

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

\*Other Costs: These are costs that are categorized by CDLAC as “Other Costs” they may include the following; Accounting/Reimbursable, Appraisals, Audit Costs, Capital Needs Assessment, Contingency, Demolition & Environmental Remediation, Environmental Audit, Furnishings, Inspections, Insurance, Investor Due Diligence, Local Development Impact Fees, Marketing, Market Study, Operating Reserves, Permit Processing Fees, Prevailing Wage Monitoring, Relocation, Seismic, Syndication Consultants, TCAC App/Allocation/Monitoring Fees.





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## AMERICAN GOLD STAR MANOR APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant: Abode Communities

Action: Final Resolution

Amount: \$55,900,000

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

Activity: Affordable Housing

Meeting: February 5, 2016

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### Background:

Abode Communities Mission is to open new doors in people's lives through creative and responsible design, development and operation of service-enhanced affordable housing. Since 1968, when they were founded as the Los Angeles Community Design Center, Abode Communities has found success through the strength of their fully integrated, multidisciplinary approach. Every project receives the benefit of the experience and cooperation of their core groups: Development, Architecture, Housing Services and Resident Services.

Abode Communities' specific strength is building sustainable, multi-family affordable housing to address the needs of Southern California's large workforce, low-income families, seniors and individuals with special needs. Currently, they own 34 properties that are home to more than 6,200 residents.

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

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

### The Project:

The American Gold Star Manor project is an acquisition/ rehabilitation of a 348-unit affordable senior rental housing facility located at 3021 North Gold Star Drive, Long Beach, California. The project consists of studio, one-, and two-bedroom units distributed in nine 36-unit buildings and one 24-unit building. The project includes a large community room, pool, hot tub, gym, billiards room and computer lab. The project is located in a distinct parcel, but sits on a campus which includes numerous amenities including a recreation hall, a chapel, historic barracks building and community gardens. Renovations will be made to increase energy efficiency, solar thermal, PV panels, structural upgrades, water supply replacement, partial sewer replacement, new bathrooms and interior/ exterior paint. Ten percent of the units will be made fully ADA compliant. Work on the community building will consist of ADA upgrades. Rents will be restricted to households with incomes no greater than 50% and 60% of the area median income. The financing of this project will result in the preservation of 337 units of affordable senior housing for 55 years.

### The City of Long Beach:

The City of Long Beach is a member of the CMFA and held a TEFRA hearing August 19, 2015. Upon closing, the City is expected to receive approximately \$18,483 as part of the CMFA's sharing of Issuance Fees.

### Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 55,900,000	\$ 20,543,000
Developer Equity:	\$ 100	\$ 100
Seller Note:	\$ 41,707,961	\$ 41,707,961
LIH Tax Credit Equity:	\$ 3,681,000	\$ 37,428,698
Accrued/ Deferred Interest:	\$ 2,344,000	\$ 2,344,000
GP Loan:	\$ 0	\$ 2,138,842
Deferred Costs during Rehab/Stabilization:	<u>\$ 2,909,540</u>	<u>\$ 2,380,000</u>
Total Sources:	\$ 106,542,601	\$ 106,542,601

Uses of Funds:	
Acquisition/ Land Purchase:	\$ 48,900,000
Rehabilitation Costs:	\$ 36,000,000
Relocation:	\$ 1,083,300
Architectural:	\$ 920,000
Survey & Engineering:	\$ 200,000
Contingency Costs:	\$ 6,050,000
Permanent Financing Expenses:	\$ 109,000
Construction Period Expenses:	\$ 5,562,800
Cost of Issuance:	\$ 895,801
Legal Fees:	\$ 625,000
Local Permit Fees:	\$ 300,000
Capitalized Reserves:	\$ 2,104,000
Developer Fee:	\$ 2,500,000
Soft Costs (Marketing, etc.):	<u>\$ 1,292,700</u>
Total Uses:	\$ 106,542,601

Terms of Transaction:

Amount:	\$55,900,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	February 2016

Public Benefit:

A total of 337 senior households will continue to be able to enjoy high quality, independent, affordable housing in the City of Long Beach. Amenities provided will include a large community room, gym, computer lab, pool and hot tub. The project will provide services such as the use of a Van for trips to various stores and amenities nearby. The rehabilitation of this project will continue to provide affordable senior living in the City of Long Beach for 55 years.

Percent of Restricted Rental Units in the Project: 100%  
31% (104 Units) restricted to 50% or less of area median income households; and  
69% (233 Units) restricted to 60% or less of area median income households  
Unit Mix: Studio, one- and two-bedrooms  
Term of Restriction: 55 years

Finance Team:

Lender:	Citi Community Capital
Bond Counsel:	Quint & Thimmig LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Kantor Taylor Nelson Evatt & Decina PC
Borrower Counsel:	Bocarsly Emden Cowan Esmail & Arndt, LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$55,900,000 for the American Gold Star Manor Apartments affordable housing project located in the City of Long Beach, Los Angeles County, California.

\*Other Costs: These are costs that are categorized by CDLAC as “Other Costs” they may include the following; Accounting/Reimbursable, Appraisals, Audit Costs, Capital Needs Assessment, Contingency, Demolition & Environmental Remediation, Environmental Audit, Furnishings, Inspections, Insurance, Investor Due Diligence, Local Development Impact Fees, Marketing, Market Study, Operating Reserves, Permit Processing Fees, Prevailing Wage Monitoring, Relocation, Seismic, Syndication Consultants, TCAC App/Allocation/Monitoring Fees.



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## **VENTALISO II APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant:	Affirmed Housing Group
Action:	Final Resolution
Amount:	\$5,026,045
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of San Marcos, San Diego County, California
Activity:	Affordable Housing
Meeting:	February 5, 2016

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### Background:

The Affirmed Housing Group is a Southern-California based Affordable Housing Developer specializing in tax-credit and tax-exempt bond financed multi-family and single family developments. Areas of expertise include site selection, engineering, architecture, construction, relocation, and marketing. They also have extensive knowledge in public finance, low-income housing tax credit acquisition and tax-exempt bond financing. Through collaboration with civic leaders and private-sector financial partners, Affirmed Housing Group is dedicated to improving and sustaining the viability of California communities through the development of well-designed and professionally managed affordable housing

James Silverwood, President and CEO of Affirmed Housing Group has over 24 years of experience in the development and construction industry, and has extensive experience as general partner in partnerships with over \$500 Million of real estate development activity in the past 13 years.

Current development activities include new construction, as well as acquisition and substantial rehabilitation of family and senior apartment complexes throughout California and the mid-Atlantic U.S.

This will be the fourth Affirmed Housing Group's transaction with the CMFA.

### The Project:

The Ventaliso II Apartments project is an acquisition/rehabilitation project that consists of a 48-unit affordable multifamily residential property made up of three buildings. The development will offer one, two and three bedroom units. Due to the age and condition of the property, renovations and upgrades are needed. The renovations will include energy efficiency upgrades, including solar and drought tolerant landscaping. Other renovations include rehabbing unit interiors, minor ADA upgrades in common areas, exterior stucco repair and paint. The project will include amenities such as a subterranean parking garage, a tot lot, swimming pool, community room, computer room and onsite laundry. All but one of the units will be restricted to residents with household incomes ranging from 30% to no greater than 60% of the Area Median Income. One unit will be set aside to be used as a manager's unit. The financing of this project will result in the creation of 47 affordable apartments in the City of San Marcos for the next 55 years.

### The County of San Diego:

The County of San Diego is a member of the CMFA and held a TEFRA hearing September 15, 2015. Upon closing, the County is expected to receive approximately \$3,141 as part of the CMFA's sharing of Issuance Fees.

### Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 5,026,045	\$ 2,900,000
Deferred Developer Fee:	\$ 235,234	\$ 235,234
LIH Tax Credit Equity:	\$ 1,125,137	\$ 2,721,182
Direct/Indirect Public Funds:	\$ 2,230,912	\$ 2,230,912
Seller Note:	\$ 0	\$ 530,000
Operating Income During Construction:	\$ 180,000	\$ 180,000
Total Sources:	\$ 8,797,328	\$ 8,797,328

Uses of Funds:	
Acquisition/ Land Purchase:	\$ 4,600,000
Hard Construction Costs:	\$ 1,692,671
Architect & Engineering Fees:	\$ 130,000
Contractor Overhead & Profit:	\$ 71,100
Developer Fee:	\$ 970,452
Legal Fees:	\$ 150,000
Relocation:	\$ 92,000
Cost of Issuance:	\$ 200,000
Capitalized Interest:	\$ 136,223
Operating Reserve:	\$ 113,000
Construction & Perm Financing:	\$ 536,223
Soft Costs (Marketing, etc.):	\$ 105,659
Total Uses:	\$ 8,797,328

Terms of Transaction:

Amount:	\$5,026,045
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	March 2016

Public Benefit:

A total of 47 families will continue to be able to enjoy high quality, independent, affordable housing in the City of San Marcos, California. The project will offer health and wellness classes and after school programs for youth.

Percent of Restricted Rental Units in the Project: 100%  
72% (34 Units) restricted to 50% or less of area median income households; and  
28% (13 Units) restricted to 60% or less of area median income households  
Unit Mix: One-, two-, three- and four-bedrooms  
Term of Restriction: 55 years

Finance Team:

Lender:	Bank of America, N.A.
Bond Counsel:	Quint & Thimmig LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Davis Wright Tremaine LLP
Borrower Counsel:	Incorvaia & Associates

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$5,026,045 for the Ventaliso II Apartments affordable housing project located in the City of San Marcos, San Diego County, California.

\*Other Costs: These are costs that are categorized by CDLAC as “Other Costs” they may include the following; Accounting/Reimbursable, Appraisals, Audit Costs, Capital Needs Assessment, Contingency, Demolition & Environmental Remediation, Environmental Audit, Furnishings, Inspections, Insurance, Investor Due Diligence, Local Development Impact Fees, Marketing, Market Study, Operating Reserves, Permit Processing Fees, Prevailing Wage Monitoring, Relocation, Seismic, Syndication Consultants, TCAC App/Allocation/Monitoring Fees.



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## **GOLDEN VALLEY HEALTH CENTERS SUMMARY AND RECOMMENDATIONS**

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Applicant:	Golden Valley Health Centers
Action:	Final Resolution
Amount:	\$9,500,000
Purpose:	Finance and Refinance Healthcare Facilities Located in the Cities of Merced, Modesto, Turlock, Empire and Ceres, Counties of Merced and Stanislaus, California
Activity:	Healthcare Facilities
Meeting:	February 5, 2016

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### Background:

In September 1972, Golden Valley Health Centers ("GVHC") opened its doors as a County hospital-operated migrant health program. For the first two years, services were delivered part-time from space available at the hospital.

In 1973, a citizens group agreed to separate from the County and form a nonprofit corporation capable of receiving available migrant health funds. The new group would deliver services full-time from facilities owned by the new nonprofit Merced Farmworkers Health Project, Inc.

Land was purchased later that year and work started on the construction of a small medical and dental clinic. Completed in the summer of 1974, the clinics were ready for their first fulltime medical doctor and dentist. Since that time, GVHC has grown from a migrant health program into a multifaceted corporation with 26 sites and 120 clinicians serving two counties. All in the span of just four decades.

The principles of GVHC set a clear focus for the work they perform and the services they provide. Their values define how they carry out the mission to serve anyone who comes in their doors. The GVHC vision demands that they consistently and effectively put compassion and quality in everything they do.

Golden Valley Health Centers will be known as a premier organization ensuring access to high quality, culturally responsive and comprehensive primary health care for all, especially the underserved.

The Project:

The proceeds of the bonds will be used to (a) refund the outstanding ABAG Finance Authority for Nonprofit Corporations Certificates of Participation, evidencing direct, undivided fractional interests in purchase payments made by the ABAG Finance Authority for Nonprofit Corporation as the purchase price for certain property pursuant to a first installment sale agreement with GVHC, previously known as Merced Family Health Centers, Inc. (the “1994 Certificates”), delivered to finance the construction of a primary health care center on property owned by GVHC at 847 West Childs Avenue, Merced, California, (the “1994 Project”);

(b) prepay an outstanding loan from Wells Fargo Bank, N.A., the proceeds of which were used to finance the construction of a primary health care center (the “Florida Suites”) at 1510 Florida Avenue, Modesto, California (the “2011 Project”); and

(c) Finance:

(i) the renovation of the Florida Suites to create three new care suites,

(ii) the build out of 8,100 square feet of leased space at 1200 West Main Street, Turlock, California, to be used by GVHC as a primary health care center,

(iii) the build out of 2,880 square feet of leased space at 5201 First Street, Empire, California, to be used by GVHC as a primary health care center,

(iv) the acquisition and renovation of an 8,308 square foot facility at 1920 Memorial Drive, Ceres, California, to be used by GVHC as a primary health care center, and

(v) the renovation of approximately 4,100 square feet of GVHC’s Merced dental facility at 747 West Childs Avenue, Merced, California, to provide facilities for new dental services (collectively, the “2016 Project” and, with the 1994 Project and the 2011 Project, the “Project”).

City of Merced & County of Stanislaus:

The City of Merced is a member of the CMFA and is scheduled to hold a TEFRA hearing on February 1, 2016. The County of Stanislaus is not yet a member of the CMFA and is scheduled to hold a TEFRA hearing on March 1, 2016. Upon closing, the City and the County are expected to receive a combined total of approximately \$6,168 as part of the CMFA’s sharing of Issuance Fees.



Proposed Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 9,253,013
Equity Contribution:	\$ 191,927
DSR Fund 1994 Bonds:	\$ 280,767
Funds in Lieu of 1/1/2016 Payment:	<u>\$ 212,825</u>
Total Sources:	\$ 9,938,532

Uses of Funds:

Refunding Outstanding Bonds:	\$ 3,061,544
Rehabilitation:	\$ 5,500,000
New Machinery & Equipment:	\$ 1,000,000
Cost of Issuance:	<u>\$ 376,988</u>
Total Uses:	\$ 9,938,532

Terms of Transaction:

Amount:	\$9,500,000
Maturity:	March 2031
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Estimated Closing:	December 2015

Public Benefit:

The Golden Valley Health Centers financing will improve their capacity to provide life savings services to patients in the Central Valley. The refinancing of GVHC's existing debt will reduce the cost of capital for GVHC allowing them to both improve operating cash flow and realize present value savings. The reduced cost of capital will enable GVHC to redirect dollars that were going to pay capital costs back into facility improvements and serving the community by helping to offer care for the medically underserved.

Finance Team:

Lender:	JP Morgan Chase Bank, N.A.
Placement Agent:	Piper Jaffray & Co.
Bond Counsel:	Quint & Thimmig, LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Squire Patton Boggs, LLP
Borrower's Counsel:	Wilson Law Group, PC
Financial Advisor:	H.G. Wilson Municipal Finance Inc.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$9,500,000 for the Golden Valley Health Centers project located in the Cities of Merced, Modesto, Turlock, Empire and Ceres, Counties of Merced and Stanislaus, California.



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## PERFORMANCE REVIEWS

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Subject: Performance Reviews of Professional Service Providers

Meeting: February 5, 2016

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Background:

With respect to any engagement for professional services with the duration of at least one (1) year, the Board shall conduct a review on a periodic basis to assess and evaluate the performance of the service provider. Such review and assessment shall be conducted at least annually, but may be undertaken more frequently on an “as-needed” basis. The Board may also deliver any performance feedback on an “as-needed” basis. If permitted to terminate an engagement prior to its stated terms, such termination may be based upon the findings and determinations of the performance review.

As part of the periodic review and assessment of a service provider, the Board may evaluate the competitiveness of the fees and expenses charged for such services delivered. The Board may also review whether the fees are commensurate with the service and value provided to the CMFA and shall ensure that public funds are expended for measurable, competitively-priced goods and services for all contractors. With respect to any engagement for professional services with the duration of at least three (3) years, such evaluation shall occur at least once every three (3) years by the Board. Based upon the evaluations, the Board may take appropriate actions including the amending of certain terms of an engagement or early termination of such engagement for professional services.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors review the performance of the CMFA Executive Director, Deutschman Communications Group, Joe A. Gonsalves & Son, Jones Hall APLC, and Sierra Management Group, LLC of the Authority.



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## **THE OAKWOOD SCHOOL SUMMARY AND RECOMMENDATIONS**

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<b>Applicant:</b>	The Oakwood School
<b>Action:</b>	Resolution
<b>Amount:</b>	\$10,000,000
<b>Purpose:</b>	Finance and Refinance Educational Facilities Located in the City of Los Angeles, County of Los Angeles, California
<b>Activity:</b>	Private School
<b>Meeting:</b>	February 5, 2016

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### Background:

Founded in 1951, Oakwood School is a coeducational, independent, non-sectarian, college preparatory school in North Hollywood. Their secondary school includes grades 7 through 12; located on a separate campus, their elementary school includes kindergarten through grade 6. Oakwood draws its student body from the diverse communities of Los Angeles County. They are accredited by the Western Association of Schools and Colleges (WASC) and are a Member of the National Association of Independent Schools (NAIS).

Enrollment and Class Size are as follows, in grades 7-12 there are approximately 75-80 students in each grade. Average class size is 15-20. The secondary school student body is comprised of 246 boys and 218 girls. Students of color represent approximately 27% of the secondary school population. Oakwood provides Financial Aid awards to 17% of Oakwood families (132 students) with a total financial aid budget of \$2,300,000. The faculty consists of 63 faculty members who hold 26 Master's and 12 Doctoral degrees. Oakwood's interscholastic sports offers 20 different sports and 30 or more teams at the middle school and high school level. In the last 25 years, Oakwood has won over 60 league championships, participated in 22 C.I.F. team finals, won two C.I.F. championships and been awarded the C.I.F. Sportsmanship Award 17 times.

### The Project:

The proceeds of the 2010 Bonds were loaned to Oakwood School for (a) the Improvements; (b) all other buildings, structures and other improvements situated, placed or constructed on the Property or at any of the following addresses: 11548 Magnolia Boulevard, 11559-11567 Magnolia Boulevard, 11576 Magnolia Boulevard, 11644 Magnolia Boulevard or 11230

Moorpark Street, North Hollywood, California, or any other location acquired, constructed, renovated, furnished or equipped with proceeds of the Borrower Loan; (c) all materials, supplies, equipment, apparatus and other items of personal property owned by Borrower and attached to, installed in or used in connection with the Facility, including, without limitation, water, gas, electrical, storm and sanitary sewer facilities and all other utilities whether or not situated in easements.

This transaction utilized a bank-qualified tax-exempt loan structure created by the American Recovery and Reinvestment Act ("ARRA") which expired on December 31, 2010. The \$10,000,000 in tax-exempt obligations, \$3,200,000 were used to repay tax-exempt Certificates of Participation issued by the City of Los Angeles in 1998 (1998 COPs) in an original principal amount of \$6,000,000. The proceeds of the 1998 COPs were used to construct a music/dance/athletic center.

The remaining \$6,800,000 was dedicated to the following: Refinancing three existing taxable bank loans for \$1,885,000 which was incurred between November 2005 and August 2008 to fund capital projects. \$4,915,000 will be used to finance various capital projects being undertaken by Oakwood, including, but not limited to, engineering, architectural and consulting services relating to the further development and expansion of campus facilities; upgrades to telecommunications systems; installation of a traffic light; acquisition and installation of modular classrooms; renovation of school buildings; upgrades in lighting and environmental control systems; development of on-site parking; landscape and hardscape improvements; acquisition of one or more of the properties located at 11220 Moorpark Street, 11605 Magnolia Boulevard, and 11535 Hartsook Street; original issue discount and cost of issuance. New construction commenced in 2010.

The execution of a first amendment to a master loan agreement, dated as of November 1, 2010, among First Republic Bank, California Municipal Finance Authority and Oakwood School will allow Oakwood to preserve cash flow by reducing the interest rate.

#### The City of Los Angeles:

The City of Los Angeles is a member of the CMFA and held a TEFRA hearing on October 22, 2010. The City received \$6,666 as part of CMFA's sharing of Issuance Fees.

#### Financing:

##### Sources of Funds:

Tax-Exempt Bond:	\$ 10,000,000
Total Sources:	\$ 10,000,000

##### Uses of Funds:

Refunding 1998 COPs:	\$ 3,200,000
Refinancing Taxable Loans:	\$ 1,885,000
Acquisition of Land & Buildings:	\$ 2,000,000
Rehabilitation of Buildings:	\$ 965,000
Acquisition of New Equipment:	\$ 800,000
Pre-Development Costs:	\$ 950,000
Costs of Issuance:	\$ 200,000
Total Uses:	\$ 10,000,000

Terms of 2010 Transaction:

Amount:	\$10,000,000
Maturity:	2035
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement (Bank Qualified)
Closing:	November 2010

Public Benefit:

The Oakwood School is a coeducational, independent, non-sectarian, college preparatory school in North Hollywood. Oakwood draws its student body from the diverse communities of Los Angeles County. They are accredited by the Western Association of Schools and Colleges (WASC) and are a Member of the National Association of Independent Schools (NAIS). Oakwood provides Financial Aid awards to 17% of Oakwood families (132 students) with a total financial aid budget of \$2,300,000. The school provides a climate where the values of community, self-worth, compassion, respect, service, and responsibility are taught as part of the school's tradition. Oakwood School is committed to academic excellence and to the nurturing of decent, loving, and responsible human beings.

2010 Finance Team:

Lender:	First Republic Bank
Bank Counsel:	Joyce Schenewerk (In house Counsel)
Bond Counsel:	Kutak Rock LLP
Issuer Counsel:	Squire, Sanders & Dempsey LLP
Borrower Counsel:	Pillsbury Winthrop Shaw Pittman LLP
Borrower Financial Advisor:	Growth Capital Associates, Inc.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a resolution authorizing the execution of a first amendment to a master loan agreement, dated as of November 1, 2010, among First Republic Bank, California Municipal Finance Authority and Oakwood School located in the City of Los Angeles, County of Los Angeles, California.



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## **INFORMATIONAL ITEMS FOR THE CMFA SUMMARY AND RECOMMENDATIONS**

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Item: Administrative Issues; A., B., C., D., E.

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
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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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<b>Name</b>	<b>Nominated</b>	<b>Page #</b>
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Home on the Green Pastures	12/11/2015	12
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Casa Cornelia Legal Center aka Casa Cornelia Law Center	10/30/2015	3
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Wildlife Waystation, Inc.	10/30/2015	22
Tomorrow's Aeronautical Museum	10/09/2015	21
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Inner-City Arts	09/18/2015	14
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CCEF (California Consortium of Educational Foundations)	06/26/2015	4
Phoenix Learning Center Program of Julian Charter School, I	12/12/2014	17
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Girls to Women	2/5/2016	10
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Home on the Green Pastures	12/11/2015	12
Independent Cities Association, Inc	2/5/2016	13
Inner-City Arts	9/18/2015	14
Los Angeles Regional Food Bank	9/18/2015	15
OneOC	12/11/2015	16
Phoenix Learning Center Program of Julian Charter School, Inc.	12/12/2014	17
St. Vincent de Paul Village, Inc. dba Father Joe's Villages	11/20/2015	18
The Leukemia & Lymphoma Society	3/21/2014	19
The Pure Game	11/20/2015	20
Tomorrow's Aeronautical Museum	10/9/2015	21
Wildlife Waystation, Inc.	10/30/2015	22

Alzheimer's Family Services Center

9451 Indianapolis Avenue

Huntington Beach , CA 92646

County

Orange

www.afscenter.org

FEIN

95-3463975

Founded: 2007

Previous Donation: ☐ Yes ☒ No

List Date 12/11/2015

**Mission:**

Alzheimer's Family Services Center was the first dementia care program established in Orange County and has been improving the quality of life for families challenged by dementias for 35 years.

Alzheimer's Family Services Center is the only day care facility in Orange County dedicated exclusively to the care of people with Alzheimer's or another dementia.

Our mission is to improve quality of life for families challenged by Alzheimer's disease or another dementia through services tailored to meet individual needs.

Our vision is to be the premier provider of innovative programs and services dedicated to compassionate, individualized care that improves the lives of individuals and families living with dementia.

**Impact:**

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

**Financial Information:** IRS Form 990 for FY 2015

Revenues:	Amount	%	Notes
Government/Earned	\$2,361,796	49.7%	
Contributions	2,392,819	50.3%	
Other	<u>456</u>	<u>0.0%</u>	
Total Revenue:	<u>\$4,755,071</u>	<u>100.0%</u>	
Expenses:			
Program	\$3,502,057	86.3%	
Administration	256,241	6.3%	
Fund Raising	<u>298,744</u>	<u>7.4%</u>	
Total Expenses:	<u>\$4,057,042</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$698,029</u>		
Net Assets:	<u>\$2,076,978</u>		

BOD: Mary Lou Shattuck; Richard Milo; Tiffany Scurry; Peter Foulke; James Remick; Larry Brose; William Burding; Gfregory R. Joslyn; Martin Kleinhart; Lisa LaFourcade; Thomas M. Linden; Gwyn Parry; Douglas A. Schaaf; Hong Shune; Tom Sparks; Michael Stephens

Arrowhead United Way

646 N D Street

San Bernardino , CA 92401

County San Bernardino

arrowheadunitedway.org

FEIN

95-1934586

Founded: 1891

Previous Donation: ☒ Yes ☐ No \$40,000 12/11/2015 List Date 12/11/2015

**Mission:**

All donations received will go to the San Bernardino United Relief Fund as Arrowhead United Way will NOT be deducting an administration or any other fees. Donations will be used to address the needs of families, victims, and others affected by the December 2nd shooting.

We here at Arrowhead United Way express our condolences and support for everyone affected by the recent events. San Bernardino is a strong and resilient county that will make it through these trying times with the help of individuals in the community.

Thank you to the all the first responders, law enforcement, and county employees that assisted in this difficult situation.

To the families of the victims, may the love of those around you help you through the days ahead.

**Impact:**

A donation would be restricted to alleviate the challenges that the families of those slain by the recent terrorist attack.

**Financial Information:** Not Applicable

Revenues:	Amount	%	Notes
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Government/Earned

Contributions

Other

Total Revenue:

Expenses:

Program

Administration

Fund Raising

Total Expenses:

Excess/(Deficit) of

Revenues Over Expenses:

Net Assets:

BOD:

Casa Cornelia Legal Center aka Casa Cornelia Law Center

2760 Fifth Avenue, Suite 200

San Diego , CA 92103 County San Diego

www.casacornelia.org

FEIN

33-0719221

Founded: 1997

Previous Donation: ☒ Yes ☐ No \$10,000 4/27/2012 List Date 10/30/2015

**Mission:**

Casa Cornelia Law Center (CCLC) is a 501(c)(3) public interest law firm providing quality legal services to victims of human and civil rights violations. CCLC has a primary commitment to indigent persons within the immigrant community in Southern California. CCLC seeks to educate others regarding the impact of immigration law and policy on the community and the public good. The mission and spirit of CCLC is rooted in the tradition of service of the Society of the Holy Child Jesus and that of its founder, Cornelia Connelly. It encompasses the belief that God has chosen to need men and women in every age to reveal God's love and to make known the reality of God's saving presence through their service to others. CCLC seeks to foster a spirit of simplicity, honesty, kindness, and cheerfulness among colleagues and with those served. It has chosen Thomas More as the exemplar of these qualities to mark its practice of law.

**Impact:**

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

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

Revenues:	Amount	%	Notes
Government/Earned			
Contributions	986,478	98.5%	
Other	<u>15,498</u>	<u>1.5%</u>	
Total Revenue:	<u>\$1,001,976</u>	<u>100.0%</u>	
Expenses:			
Program	\$824,045	74.1%	
Administration	129,887	11.7%	
Fund Raising	<u>157,923</u>	<u>14.2%</u>	
Total Expenses:	<u>\$1,111,855</u>	<u>100.0%</u>	
Excess/(Deficit) of			
Revenues Over Expenses:	<u>(\$109,879)</u>		
Net Assets:	<u>\$672,865</u>		

BOD: James F. Vargas; Lucy Howell; John Pacheco; Matt Mahoney; Margie Carroll; James D. Crosby; Mary Doyle; Barbara DeConcini; Ann Durst; Molly Gavin; Carlee Harmonson; Amy Romaker; Marcia Sichol; Jimmy Tabb; Jerry Trippitelli

CCEF (California Consortium of Educational Foundations)

PO Box 19290

Stanford , CA 94309 County Santa Clara

www.cceflink.org

FEIN 94-3080595 Founded: 1982

Previous Donation: ☐ Yes ☒ No

List Date 6/26/2015

**Mission:**

The vision of CCEF is to ensure that there are adequate resources to deliver a high-quality education to every child in California. CCEF's mission is to enable all local education foundations to have the knowledge, capacity, and resources to effectively support education in their communities. Improve the capacity of local education foundations to effect positive community engagement, resource development, and educational outcomes for every student in California's public schools. Be the trusted voice for all local education foundations in California by advocating for statewide awareness and policies that better support the work they do. Promote leading practices and standards for nonprofit organizations by being an efficient, ethical, and effective statewide coalition and by sharing best practices among local education foundations. Increase sustainable revenue from diversified sources to build our own capacity to deliver services and support the crucial work we do on behalf of local education foundations.

**Impact:**

A donation would assist the organization in the furtherance of their mission

**Financial Information:** IRS Form 990 for FY 2015

Revenues:	Amount	%	Notes
Government/Earned	\$15,005	52.8%	
Contributions	720	2.5%	
Other	<u>12,677</u>	<u>44.6%</u>	
Total Revenue:	<u>\$28,402</u>	<u>100.0%</u>	
Expenses:			
Program	\$35,328	87.2%	
Administration	4,684	11.6%	
Fund Raising	<u>502</u>	<u>1.2%</u>	
Total Expenses:	<u>\$40,514</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$12,112)</u>		
Net Assets:	<u>\$13,364</u>		

BOD: Caroline O. Boitano; Joan Fauvre; Wayne Padover; Tom Delapp; Lawrence M. Schwab; Linda Greenberg Gross; David Cash; Neal Waner

Centro Latino for Literacy  
1709 W. 8th Street, Suite A  
Los Angeles , CA 90017 County Los Angeles  
www.centrolatinoliteracy.org

FEIN 95-4324579 Founded: 1991

Previous Donation: ☐ Yes ☒ No

List Date 9/18/2015

**Mission:**

Centro Latino continues to work on bridging the skills gap between Leamos™ and the beginning English curricula offered by our education partners. Our vision is that non-literate adult Spanish speakers have the opportunity to become functionally bi-literate (Spanish and English).

Our priorities include: Continuing Pre-ESL Literacy and ESL classes and training at Centro Latino's 8th Street Education classrooms; Piloting new lessons to optimize our web-based course Moving the current classroom based Listos™ curriculum to a web-based platform, offering it as a second level of Leamos™; Expanding strategic partnerships to continue serving the needs of non-literate adult Spanish speakers in Los Angeles County (over 222,000), and; Developing a business strategy to support a gradual transition into a self-sustaining social enterprise

**Impact:**

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

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

Revenues:	Amount	%	Notes
Government/Earned	\$13,109	3.0%	
Contributions	429,720	97.0%	
Other	<u>256</u>	<u>0.1%</u>	
Total Revenue:	<u>\$443,085</u>	<u>100.0%</u>	
Expenses:			
Program	\$467,718	81.3%	
Administration	74,987	13.0%	
Fund Raising	<u>32,900</u>	<u>5.7%</u>	
Total Expenses:	<u>\$575,605</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$132,520)</u>		
Net Assets:	<u>\$262,261</u>		

BOD: Gary Kosman; Iris Arvizu; Leah R. Cooper; M. Bruce Gumbiner; Arlene Cembrano; Armando L. Gonzalez; Eduardo Martorell; Cynthia Mendoza; Les Traub; Marcos A. Cajina; Donald Nollar; Fernando M. Olguin

Children's Law Center of California

201 Centre Plaza Drive

Monterey Park , CA 91754

County Los Angeles

www.clccal.org

FEIN

95-4252143

Founded: 1990

Previous Donation: ☐ Yes ☒ No

List Date 10/30/2015

**Mission:**

Children's Law Center of California (CLC) is a non profit, public interest law firm that provides legal representation for tens of thousands of children impacted by abuse and neglect. We provide an unparalleled level of expertise in and out of the courtroom. Our highly skilled, passionate and committed attorneys, investigators, and support staff fight to ensure the well being and future success of our clients through a multi-disciplinary, independent and informed approach to advocacy. We are a powerful voice for our clients fighting for family reunification, permanence, educational opportunity, health and mental health services, self-sufficiency and overall well-being. We are a driving force in local, statewide and national policy change and child welfare system reform.

They have offices in Los Angeles, Sacramento, and Lancaster

**Impact:**

A donation would assist them in their mission

**Financial Information:** IRS Form 99p for FY 2013

Revenues:	Amount	%	Notes
Government/Earned	\$21,313,282	97.7%	
Contributions	500,326	2.3%	
Other	<u>4,212</u>	<u>0.0%</u>	
Total Revenue:	<u>\$21,817,820</u>	<u>100.0%</u>	
Expenses:			
Program	\$19,168,268	87.7%	
Administration	2,682,974	12.3%	
Fund Raising	<u>8,756</u>	<u>0.0%</u>	
Total Expenses:	<u>\$21,859,998</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$42,178)</u>		
Net Assets:	<u>\$4,837,190</u>		

BOD: Richard E. Drooyan; Rusty Areias; Gerald Caplan; Frank C. Damrell; Alexandra Denman; Paul L. Reese, Jr.; Leslie Starr Heimov; Rex S. Heinke; Tom Holliday; Nancy Platt Jacoby; Barbara Yanow Johnson; Jo Kaplan; Neal Kaufman; Edward P. Lazarus; Jan Levine; Joseph D. Mandel; Jennifer Perry Tom Pfister; Patricia Phillips; Darrell Steinberg

Desert AIDS Project  
1695 N. Sunrise Way  
Palm Springs , CA 92262 County Riverside  
www.desertaidsproject.org

FEIN 33-0068583 Founded: 1984

Previous Donation: ☒ Yes ☐ No \$10,000 8/7/2015 List Date 8/7/2015

**Mission:**

Desert AIDS Project is a comprehensive HIV/AIDS service provider, operating an on-site medical clinic, dental clinic, behavioral clinic and a full range of client support services. DAP provides comprehensive HIV education and prevention service including free and confidential HIV testing.

**Impact:**

A donation will contribute to continuing operation of the organization.

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

Revenues:	Amount	%	Notes
Government/Earned	\$14,447,854	67.1%	
Contributions	6,868,904	31.9%	
Other	<u>218,287</u>	<u>1.0%</u>	
Total Revenue:	<u>\$21,535,045</u>	<u>100.0%</u>	
Expenses:			
Program	\$15,967,802	85.2%	
Administration	1,937,049	10.3%	
Fund Raising	<u>829,327</u>	<u>4.4%</u>	
Total Expenses:	<u>\$18,734,178</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$2,800,867</u>		
Net Assets:	<u>\$12,623,343</u>		

BOD: Stephen R. Winters; Gregory E. Seller; Lanny Seese; Sheila A. Williams; Garry C. Kief; Jim Casey; Temi Ketover; Ted Briggs; Keven Bass; Carolyn Caldwell; Robert J. Karl Jr.; Steve Kaufer; Bruce J. Purdy; Curtis Ringness; Frederick J. Drewette; Tammy Fox; Steve Lachs; Barbara Keller



DesertArc  
73-255 Country Club Drive  
Palm Desert , CA 92260 County Riverside  
www.desertarc.org

FEIN DesertArc Founded: 1959

Previous Donation: ☒ Yes ☐ No \$10,000 10/11/2013 List Date 8/7/2015

### **Mission:**

In 1969, property was purchased in Palm Desert, California, and a vocational training workshop program for disabled adults was established. In 1983, program operations were moved when the first phase of the Palm Desert facility was built on donated property to provide expanded programs where more than 50 mentally and physically disabled adults were served by the Agency. In July 1999, Desert Arc constructed its 26,000-square-foot building at the Palm Desert Campus where vocational training and employment is provided to clients through the operation of on-site businesses. In 2000, two new workshop facilities for 60 clients were established, to include a site in Yucca Valley and Joshua Tree. Today, Desert Arc serves over 600 clients expanding from the Coachella Valley and the Morongo Basin, as far west as Temecula and as far east as Blythe.

### **Impact:**

A donation would assist in continuing their mission.

### **Financial Information:** IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned	\$10,163,969	91.3%	
Contributions	619,987	5.6%	
Other	<u>351,774</u>	<u>3.2%</u>	
Total Revenue:	<u>\$11,135,730</u>	<u>100.0%</u>	
Expenses:			
Program	\$10,265,095	98.9%	
Administration	101,646	1.0%	
Fund Raising	<u>10,067</u>	<u>0.1%</u>	
Total Expenses:	<u>\$10,376,808</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$758,922</u>		
Net Assets:	<u>\$3,776,767</u>		

BOD: Lori Serfling; Rosemary Fausel; Jay Chesterton; Nancy Singer; Robert Anzalone; Brooke Beare Stjerne; Mary Hendler; Elaine E. Hill; Paula Kozlen; Kan Middleton Hendrix; Glenn Miller; Valene Powers Smith; John Shannon

Families for Children  
2990 Lava Ridge Court Suite 170  
Roseville , CA 95661  
www.families4children.com

County Placer

FEIN 94-3083329 Founded: 1989

Previous Donation: ☒ Yes ☐ No \$15,000 10/11/2013 List Date 8/28/2015

### **Mission:**

Families For Children, Inc is a full service California licensed private Non-Profit 501c(3) Adoption & Foster Family Agency, established in 1989. Our mission is to assist in finding permanent adoptive families for the thousands of California children currently in foster care and provide caring short term foster homes for children temporarily removed from their biological parents. Our experienced professional staff, dedicated donors and volunteers have worked together to build our established reputation for quality services.

Families For Children offers services throughout Northern California for adoptive and foster parents providing care for children in their communities with offices centrally located in Roseville, Chico, Stockton, Fairfield, Oakland, and Santa Clara, California.

### **Impact:**

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

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

Revenues:	Amount	%	Notes
Government/Earned	\$3,019,522	99.1%	
Contributions	28,396	0.9%	
Other	<u>211</u>	<u>0.0%</u>	
Total Revenue:	<u>\$3,048,129</u>	<u>100.0%</u>	
Expenses:			
Program	\$2,507,406	83.2%	
Administration	505,360	16.8%	
Fund Raising			
Total Expenses:	<u>\$3,012,766</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$35,363</u>		
Net Assets:	<u>\$389,870</u>		

BOD: Bill Porter; Richard Gray; Aron Brock; Thomas Wilson; Robert Coe

Girls to Women

PO Box 50368

East Palo Alto , CA 94303

County

Santa Clara

www.girlstowomen.org

FEIN

20-8766348

Founded: 2008

Previous Donation: ☐ Yes ☒ No

List Date 2/5/2016

**Mission:**

Dozens of low-income, single-parent, and immigrant families in East Palo Alto (San Mateo County, California) depend on Girls to Women for quality after-school and summer youth development programming. We emphasize academics, the arts, contact with nature, movement and fitness, and social development in a multicultural, non-denominational context for school-aged girls.

Out-of-school learning and enrichment opportunities are critical for the healthy development of all children. And for girls from underserved constituencies in particular, time spent in a single-gender environment boosts math & science learning, builds general self-confidence, and blunts negative self-stereotyping.

We're the only girl-centered youth development organization in the community.

**Impact:**

A donation would assist the organization in the furtherance of their mission

**Financial Information:** IRS Form 990 for Fiscal Year 2013

Revenues:	Amount	%	Notes
Government/Earned			
Contributions	249,331	98.4%	
Other	<u>4,055</u>	<u>1.6%</u>	
Total Revenue:	<u>\$253,386</u>	<u>100.0%</u>	
Expenses:			
Program	\$149,500	81.5%	
Administration	25,466	13.9%	
Fund Raising	<u>8,427</u>	<u>4.6%</u>	
Total Expenses:	<u>\$183,393</u>	<u>100.0%</u>	
Excess/(Deficit) of			
Revenues Over Expenses:	<u>\$69,993</u>		
Net Assets:	<u>\$97,333</u>		

BOD: Shoshana Carter; Meda Okelo; Lorena Mendez-Quezada; Patricia Foster; Rachel Mandell Basile; Henry Organ

Hispanic Chamber of Commerce Education Foundation

2130 E. 4th Street, Suite 160

Santa Ana , CA 92705

County

Orange

www.ochcc.com

FEIN

90-0100601

Founded: 2004

Previous Donation: ☒ Yes ☐ No \$10,000 3/20/2009 List Date 8/28/2015

**Mission:**

The Lead Center for the Orange County/Inland Empire SBDC, hosted by California State University, Fullerton awarded the Orange County Hispanic Chamber of Commerce as the new host for the Hispanic Small Business Development Center (SBDC) in Orange County. "CSUF is proud to name the Orange County Hispanic Chamber of Commerce as the Hispanic Serving Small Business Development Center for Orange County. As a long standing 'Hispanic Serving Institution' (HSI), CSUF has maintained a commitment to serving and enhancing the contributions of the fastest growing population of students, entrepreneurs, and future leaders. This program will serve as the first of its kind in Southern California and as a model for the rest of the nation." stated Dr. Anil Puri, the Dean of the Mihaylo College of Business & Economics at CSUF.

**Impact:**

This program will provide valuable technical assistance to the small business community. A donation would assist in the program

**Financial Information:** Internal Financials for FY 2015

Revenues:	Amount	%	Notes
Government/Earned Contributions	102,739	100.0%	
Other			
Total Revenue:	<u>\$102,739</u>	<u>100.0%</u>	
Expenses:			
Program	\$86,330	100.0%	
Administration			
Fund Raising			
Total Expenses:	<u>\$86,330</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$16,409</u>		
Net Assets:	<u>\$15,708</u>		

BOD: Clemente Gonzalez; Dr. Anil K. Puri; Reuben D. Franco; Alicia Maciel; David Ceballos; Don Martinez; Eddie Marquez; Isis Calvario; Jose Miguel Amozurrutia; Leila Mozaffari; Maria Cervantes; Michael Cooper; Mitch Seigel; Nydia Kush; Oswaldo Dorantes; Patty Juarez; Paula Garcia-Young; Pricilla Lopez; Richard Porras; Rick Rodriguez Jr.; Sylvia Acosta; Troy Harrison

Home on the Green Pastures  
705 W. La Veta Ave Suite 204C  
Orange , CA 92868  
www.hogp.org/eng/index.html

County Orange

FEIN 33-0572943 Founded: 1993

Previous Donation: ☐ Yes ☒ No

List Date 12/11/2015

### **Mission:**

HOGP's mission is simple and yet addresses a profound issue that has serious social consequences. We are dedicated to helping victims of domestic violence in a holistic approach. This approach includes initial contact through the 24-hour hotline, to counseling, to providing shelter, and through relocation. Within these general categories of service there exists a wide range of needs that HOGP works to meet.

HOGP's shelter lies at the heart of the residential program. Women and children who are displaced due to incidents of domestic violence are provided safe, clean, housing, and necessities. The shelter is managed by trained staffs and volunteers who are also acting liaison to the organization's administrative office.

### **Impact:**

A donation would assist the organization in the furtherance of their mission

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

Revenues:	Amount	%	Notes
Government/Earned Contributions	177,654	97.2%	Program expenses are low because most of the services are performed by volunteers.
Other	5,211	2.8%	
Total Revenue:	<u>\$182,865</u>	<u>100.0%</u>	
Expenses:			
Program	\$54,633	32.1%	
Administration	95,561	56.2%	
Fund Raising	<u>19,789</u>	<u>11.6%</u>	
Total Expenses:	<u>\$169,983</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$12,882</u>		
Net Assets:	<u>\$612,411</u>		
BOD: Choon Ja Whang; Yeong Hee Choi; Jennifer Kim; Myong Shin Jo; Lee D. Ohm; Patricia Y Uhm			

Independent Cities Association, Inc  
1601 N. Sepulveda Blvd No 744  
Manhattan Beach , CA 90266 County Los Angeles  
www.icacities.org

FEIN 95-3891400 Founded: 1961

Previous Donation: ☐ Yes ☒ No List Date 2/5/2016

**Mission:**

The ICA Board, in conjunction and in coordination with its legislative consultant, review every single bill and budget proposal that might have impact to the Association. Once items of import have been identified the Board will take action on a limited number of proposals to engage and educate policy makers on the cost/benefit of a proposed item. Because the ICA chooses to actively engage on a select amount of items per year, the Association's track record for success is quite exceptional. Instead of diluting our voice by engaging hundreds of bills, the ICA will target specific items and work hard to achieve an outcome in the best interest of its members.

**Impact:**

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

**Financial Information:** IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned	\$396,050	99.9%	Their Income is from Registration, Membership, Sponsorships, and Commissions
Contributions			
Other	298	0.1%	
Total Revenue:	<u>\$396,348</u>	<u>100.0%</u>	
Expenses:			
Program	\$343,964	87.3%	
Administration	50,198	12.7%	
Fund Raising			
Total Expenses:	<u>\$394,162</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$2,186</u>		
Net Assets:	<u>\$173,116</u>		

BOD: Marie Fellhauer; Micheal O'Leary; Vivian Romero; Robert Gonzales; Ralph Franklin; Laura Friedman + 20 other directors.

Inner-City Arts  
720 Kohler Street  
Los Angeles , CA 90021 County Los Angeles  
www.inner-cityarts.org

FEIN 95-4239478 Founded: 1989

Previous Donation: ☐ Yes ☒ No

List Date 9/18/2015

**Mission:**

Inner-City Arts, widely regarded as one of the nation's most effective arts education providers, is an oasis of learning, achievement and creativity in the heart of Skid Row, and a vital partner in the work of creating a safer, healthier

Los Angeles.

Providing access to the arts and the endless possibilities they offer, Inner-City Arts is an investment in the youth of Los Angeles. Creating a bridge between the studio and the classroom, Inner-City Arts' unique approach to arts education measurably improves academic and personal outcomes for children and youth, including those students with Limited English Proficiency who are at risk of academic failure.

**Impact:**

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

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

Revenues:	Amount	%	Notes
Government/Earned	\$396,914	12.6%	
Contributions	2,679,171	85.2%	
Other	<u>68,056</u>	<u>2.2%</u>	
Total Revenue:	<u>\$3,144,141</u>	<u>100.0%</u>	
Expenses:			
Program	\$2,314,024	74.4%	
Administration	368,721	11.9%	
Fund Raising	<u>425,984</u>	<u>13.7%</u>	
Total Expenses:	<u>\$3,108,729</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$35,412</u>		
Net Assets:	<u>\$17,145,915</u>		

BOD: Craig Benell; Jon Neustadler; Susan Emerling-Torres; Jonathan Schreler and 25 others

Los Angeles Regional Food Bank

1734 East 41st Street

Los Angeles , CA 90058

County Los Angeles

www.lafoodbank.org

FEIN

95-3135649

Founded: 1973

Previous Donation: ☒ Yes ☐ No \$5,000 3/4/2011 List Date 9/18/2015

**Mission:**

The Food Bank, founded in 1973, provides food and other products to people seeking food assistance throughout Los Angeles County. We also energize the community to get involved and support hunger relief through volunteerism, food and fund drives, financial and in-kind support. The Food Bank also conducts hunger education and awareness campaigns and advocates for public policies that alleviate hunger. With the help of 31,000 volunteers and financial supporters, the Food Bank distributed over 60 million pounds of food in 2011 including 14 million pounds of fresh produce. We serve over 1 million individuals throughout Los Angeles County each year. The Food Bank also has nutrition education classes for local schools. Additionally, we make every effort to educate the public about the problem of hunger

**Impact:**

A donation would assist them in the continuation of their mission

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

Revenues:	Amount	%	Notes
Government/Earned	\$27,808,691	35.7%	
Contributions	49,995,295	64.3%	
Other	<u>499</u>	<u>0.0%</u>	
Total Revenue:	<u>\$77,804,485</u>	<u>100.0%</u>	
Expenses:			
Program	\$76,648,777	97.3%	
Administration	568,562	0.7%	
Fund Raising	<u>1,522,729</u>	<u>1.9%</u>	
Total Expenses:	<u>\$78,740,068</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$935,583)</u>		
Net Assets:	<u>\$15,858,498</u>		

BOD: Dino Barajas; Karl E. Block; Christina E. Carroll; Bradford E. Chambers; Ravi Chatwani; Joseph E. Davis; Stephanie Edens; Jonathan Friedman; Richard Fung; Whitney Jones Roy; Robert W. Kelly; Gary Kirkpatrick; David Luwisch; Barry Siegal; Mark A. Stegemoeller; Cary STrouse; James A. Thomson; Susan Leonard; Karen Pointer



# OneOC

1901 E. 4th Street, Suite 100

Santa Ana , CA 92705

County

Orange

www.oneoc.org

FEIN

95-2021700

Founded: 1958

Previous Donation: ☐ Yes ☒ No

List Date 12/11/2015

## **Mission:**

OneOC was founded in 1958 as Newport Bureau of Volunteerism, the very first community service project of the Junior League of Orange County. Newport Bureau of Volunteerism then became the Volunteer Center Orange County. In 2010, the organization rebranded to become OneOC, signaling our expanded services to nonprofits across the county. Since our early beginnings, we have developed ways for people to best use their valuable time and talent to help others. OneOC holds a 57-year track record of encouraging people to become personally involved in making our community a good and welcoming place to live, work, and raise a family. We have grown and matured into the largest and most comprehensive of the 250 volunteer centers nationwide, partnering with Points of Light Institute, HandsOn Network and California Volunteers. In 2015, OneOC launched the Center for Business & Community Partnerships, which helps companies build and grow their giving and employee volunteering programs.

## **Impact:**

A donation would assist the organization in the furtherance of their mission

## **Financial Information:** IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned	\$3,343,478	46.8%	
Contributions	3,794,788	53.1%	
Other	<u>6,210</u>	<u>0.1%</u>	
Total Revenue:	<u>\$7,144,476</u>	<u>100.0%</u>	
Expenses:			
Program	\$6,354,448	89.1%	
Administration	441,182	6.2%	
Fund Raising	<u>335,962</u>	<u>4.7%</u>	
Total Expenses:	<u>\$7,131,592</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$12,884</u>		
Net Assets:	<u>\$4,116,866</u>		

BOD: Rob Reindl; Gary Meister; Dave Copley; Mark Tillotson; Marna Bullard; Bassam Fawaz; Jeffrey Bird; Daniel McQuaid

Phoenix Learning Center Program of Julian Charter School, Inc.

777 Santa Fe Drive

Encinitas , CA 92024 County San Diego

sites.juliancharterschool.org/phoenixlc/

FEIN 33-0894086 Founded:

Previous Donation: ☐ Yes ☒ No \$5,000 9/20/2013 List Date 12/12/2014

**Mission:**

**Vision:** The vision of Phoenix Learning Center is to create a community of compassionate, innovative, life-long learners who continually strive for excellence. Our program's aim is to promote an academically rigorous curriculum that values the different interests, learning styles, and abilities of each student. **Curriculum Goals:** Our program is designed to teach the California state standards while using differentiated curriculum addressed in the California GATE standards, such as acceleration, novelty, depth and complexity. Through differentiation of the core curriculum, the program creates opportunities for students to become analytic thinkers, creative producers and practical problem solvers. Lessons emphasize critical thinking skills, inquiry, and connections to universal concepts through cooperative learning experiences and class discussions. A variety of research-based instructional strategies and materials are used throughout the grade levels to meet the needs of all students.

**Impact:**

A donation would be used to enhance their program.

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

Revenues:	Amount	%	Notes
Government/Earned	\$14,969,080	94.1%	
Contributions	928,333	5.8%	
Other	5,710	0.0%	
Total Revenue:	<u>\$15,903,123</u>	<u>100.0%</u>	
Expenses:			
Program	\$12,248,543	78.1%	
Administration	3,438,326	21.9%	
Fund Raising			
Total Expenses:	<u>\$15,686,869</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$216,254</u>		
Net Assets:	<u>\$1,996,506</u>		

BOD: Roxanne Huebescher; Susan Schumacher; Kevin Ogden; Teresa Saueressig; Kathleen Hedrick

St. Vincent de Paul Village, Inc. dba Father Joe's Villages

3350 E. Street

San Diego , CA 92102 County San Diego

my.neighbor.org

FEIN

33-0492302

Founded: 1994

Previous Donation: ☐ Yes ☒ No

List Date 11/20/2015

### **Mission:**

St. Vincent de Paul Village is the cornerstone of San Diego's fight to prevent and end homelessness one life at a time. As a one-stop center to address all of the rehabilitative needs of the homeless, St. Vincent de Paul offers an array of housing and supportive services.

Father Joe's understands that there are no one-size-fits-all housing solutions. That is why we offer a variety of options that help clients get off the streets and into a safe place to call home. With 41 percent of all available transitional housing beds in San Diego, St. Vincent de Paul Village is the largest residential homeless services provider in the county.

While stable housing is the ultimate target, there are a multitude of steps that an individual may need to address before reaching that point. We focus on the issues contributing to each client's homelessness and aim for a rapid return to permanent housing as the primary goal.

### **Impact:**

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

### **Financial Information:** IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned	\$12,943,394	48.1%	
Contributions	13,758,508	51.1%	
Other	<u>205,738</u>	<u>0.8%</u>	
Total Revenue:	<u>\$26,907,640</u>	<u>100.0%</u>	
Expenses:			
Program	\$22,564,642	85.6%	
Administration	2,234,883	8.5%	
Fund Raising	<u>1,565,403</u>	<u>5.9%</u>	
Total Expenses:	<u>\$26,364,928</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$542,712</u>		
Net Assets:	<u>\$5,192,088</u>		

BOD: Vince Kasperick - Chair; Craig McKasson - Treasurer; James M. Waters - Secretary and 19 others

The Leukemia & Lymphoma Society

60330W. Century Blvd

Los Angeles , CA 90045 County Los Angeles

[www.lls.org/#/aboutlls/chapters/calso/](http://www.lls.org/#/aboutlls/chapters/calso/)

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

The Pure Game  
1505 E. 17th Street, Suite 211  
Santa Ana , CA 92705  
www.thepuregame.org

County Orange

FEIN 26-4083785 Founded: 2009

Previous Donation: ☐ Yes ☒ No

List Date 11/20/2015

**Mission:**

Pure Game is a nonprofit organization that provides mentors "Field Champions" to help children develop character through experiential learning. Pure Game's character education curriculum is facilitated through the game of soccer.

Our Vision is a community of children and youth that are realizing their potential, contributing to the community as young leaders and confidently making positive choices that reflect their unique strengths and personalities.

**Impact:**

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

**Financial Information:** IRS Form 990 for FY 2015

Revenues:	Amount	%	Notes
Government/Earned	\$23,367	7.3%	
Contributions	298,874	92.7%	
Other			
Total Revenue:	<u>\$322,241</u>	<u>100.0%</u>	
Expenses:			
Program	\$211,685	70.4%	
Administration	41,289	13.7%	
Fund Raising	<u>47,518</u>	<u>15.8%</u>	
Total Expenses:	<u>\$300,492</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$21,749</u>		
Net Assets:	<u>\$7,670</u>		

BOD: Tony Everett; Chris Panaia; Jeanette Valencia; Octavio Valente; Jimmy Puccini; Sven Johnston; Erik Woodbury; Zena Peltier; Andy Downer; Mike Frasz; Zajid Cova; Frank Acosta; James Dagostino; Ian Thomas; Doug Hall; Erik McGrath

Tomorrow's Aeronautical Museum

961 W. Alondra Blvd

Compton , CA 90220 County Los Angeles

www.tamuseum.org

FEIN

33-0830637

Founded: 1998

Previous Donation: ☒ Yes ☐ No \$10,000 11/16/2012 List Date 10/9/2015

**Mission:**

Mission - Tomorrow's Aeronautical Museum is a living classroom bringing aviation history to life and empowering the dreams of youth to take flight. Interactive exhibits explore racial diversity in the evolution of modern flight, while our dynamic nonprofit flight academy and after-school programs offer STEM (science, technology, engineering, and math) enrichment as a compelling alternative to drugs, gangs, violence and other self-destructive activities.

Vision - We envision healthy communities where all youth receive the support they need to graduate high school, go to college, give back to their communities, and become future contributors in the fields of science, aeronautics, and technology.

**Impact:**

A donation would assist them in their program.

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

Revenues:	Amount	%	Notes
Government/Earned	\$233,146	70.2%	
Contributions	99,099	29.8%	
Other			
Total Revenue:	<u>\$332,245</u>	<u>100.0%</u>	
Expenses:			
Program	\$346,177	79.5%	
Administration	60,902	14.0%	
Fund Raising	<u>28,528</u>	<u>6.5%</u>	
Total Expenses:	<u>\$435,607</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$103,362)</u>		
Net Assets:	<u>(\$430,193)</u>		

BOD: Tony Marshall; Omarosa Manigault; Susan Viach; Mark D. Collins; Andy Harber; Ttis Hooper; Gary Roy; John Schneider; Robin Petgrave; Joseph R. Turner

Wildlife Waystation, Inc.  
14831 Little Tujunga Canyon Road  
Sylmar , CA 91342 County Los Angeles  
wildlifewaystation.org

FEIN 95-3190812 Founded: 1976

Previous Donation: ☐ Yes ☒ No List Date 10/30/2015

**Mission:**

Since its inception, the Wildlife Waystation has provided shelter and care to over 76,000 animals. These animals come from all over the world and from many different situations. The 160+ acre enclave is fully licensed and is one of the most diverse facilities of its kind in the United States. The Wildlife Waystation was created in response to the lack of existing facilities designed to help and house wild and exotic animals.

There is a large and varied range of animals residing at the Wildlife Waystation. These include all types of large cats (lions, tigers, bobcats, leopards, mountain lions, and even ligresses), chimpanzees, bears, opossums, foxes, llamas, reptiles, wolves, and many types of birds including birds of prey. The Wildlife Waystation also has the largest chimpanzee colony in the western U.S. with almost 50 chimps as permanent residents.

**Impact:**

A donation would assist the organization in its continuing mission.

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

Revenues:	Amount	%	Notes
Government/Earned			
Contributions	2,372,163	99.6%	
Other	<u>9,691</u>	<u>0.4%</u>	
Total Revenue:	<u>\$2,381,854</u>	<u>100.0%</u>	
Expenses:			
Program	\$1,749,216	81.9%	
Administration	150,388	7.0%	
Fund Raising	<u>235,611</u>	<u>11.0%</u>	
Total Expenses:	<u>\$2,135,215</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$246,639</u>		
Net Assets:	<u>(\$528,993)</u>		

BOD: Martine Colette; Peggy Summers; Margaret Levine; Karl Champley;Toree Arntz; Mitch Apodaca

## Donations as of 2/5/16

