



PROCEDURAL ITEMS FOR THE CMFA SUMMARY AND RECOMMENDATIONS

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).



PINE VIEW APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Community Housing Works
Action:	Initial Resolution
Amount:	\$14,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Fallbrook, San Diego County, California
Activity:	Affordable Housing
Meeting:	November 20, 2015

Background:

Community Housing Works (“CHW”) has a successful 20-year history as a developer and owner of affordable rental apartments in urban, suburban and rural communities across San Diego County. Having completed over 1,300 rental and cooperative apartments in 25 complexes, they currently have some 300 apartments in progress. As a leader in San Diego’s affordable multi-family community, they both build new complexes to alleviate the housing need in San Diego and they acquire and preserve older buildings to revitalize neighborhoods.

Working hard to create a new standard for what affordable housing can and should look like, many of their complexes have won national awards.

Their complexes have also received recognition in Time magazine and design journals, and have been featured on the cover of an Urban Land Institute's guide to affordable housing programs. The California League of Cities, the Pacific Coast Builders, the California Redevelopment Association, and various local organizations have also recognized CHW projects.

This will be the CMFA’s 4th project with CHW.

The Project:

The Pine View Apartments is an acquisition/rehabilitation of a 101-unit complex built in 1980 and consists of 11 wood-framed structures constructed over a concrete slab on-grade with stucco and wood finishes. The site has 10 two-story apartment buildings, one single-story apartment unit and a leasing office/recreation and community space building. The site is irregular in shape and

consists of approximately 5.26 acres located at 1101 Alturas Road, Fallbrook, CA. The unit mix consists of one, two and three bedroom units. Each unit has either a balcony or private-fenced patios. Other unit amenities include walk-in closets, all electric kitchens with dishwasher, refrigerator, range oven, garbage disposal and large pantry, vertical blinds and extra storage. Site amenities include a swimming pool, fitness center, sports court with tennis, volleyball, basketball court, playground, picnic areas with barbecues, two laundry facilities, mature landscaping and surface asphalt parking providing 140 open parking stalls on site.

The project currently has 24 Section 8 project based vouchers from the County of San Diego on a five-year contract that will be renewed. The project has 11 beds of supportive housing for disabled homeless veterans through the McKinney-Vento SHP program. CHW proposes to recapitalize the project, completing rehab of units, upgrading energy efficiency, creating new community space, and lower rents so that the project continues as an affordable housing asset for another 55 years.

The City of Fallbrook:

The City of Fallbrook 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 \$8,000 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 12,780,180
County of San Diego, CHW:	\$ 6,580,638
Income from Operations:	\$ 296,938
Deferred Developer Fee:	\$ 2,223,166
Equity:	<u>\$ 1,197,737</u>
Total Sources:	\$ 23,078,659

Uses of Funds:

Land Acquisition:	\$ 1,531,831
Building Acquisition:	\$ 13,786,483
Rehabilitation:	\$ 2,525,000
Architectural & Engineering:	\$ 83,000
Legal & Professional:	\$ 281,000
Reserves:	\$ 348,336
Developer Fee:	\$ 3,026,727
Financing Costs:	\$ 805,467
Other Soft Costs*:	\$ 455,367
Cost of Issuance:	<u>\$ 235,448</u>
Total Uses:	\$ 23,078,659

Terms of Transaction:

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

Public Benefit:

Through the McKinney-Vento SHP program, the project will offer 11 beds of supportive housing for disabled homeless veterans. A total of 100 households will continue to be able to enjoy high quality, independent, affordable housing in the City of Fallbrook, California.

Percent of Restricted Rental Units in the Project: 100%
10% (10 Units) restricted to 50% or less of area median income households; and
90% (90 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:	Gubb and Barshay

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$14,000,000 for Pine View Apartments affordable multi-family housing facility located in the City of Fallbrook, San Diego 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.



SAINT MARY TOWER APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Mercy Housing California

Action: Initial Resolution

Amount: \$40,000,000

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

Activity: Affordable Housing

Meeting: November 20, 2015

Background:

Mercy Housing California is the largest regional division of Mercy Housing, Inc. With offices in Los Angeles, San Francisco and West Sacramento, Mercy Housing California offers affordable low-income housing programs and Resident Services. They have served California residents and communities through the development of 128 rental properties across 36 California counties serving low- and very-low-income working poor families, seniors and individuals. Mercy Housing California has developed 10,942 affordable homes including 7,940 in rental and 3,002 in homeownership.

Many California residents struggle daily with the high cost of living. The average household income is more than \$48,400 – nearly \$5,000 more than the national average. The average annual income of a Mercy Housing California resident is \$14,400. Mercy Housing California remains committed to changing lives and revitalizing neighborhoods by providing safe, quality, service-enriched housing.

The CMFA has facilitated over ten Mercy Housing projects.

The Project:

The Saint Mary Tower Apartments project is an acquisition/ rehabilitation of an existing 148-unit senior housing building located in Long Beach, CA. The project was originally constructed in

1986. Mercy Housing will purchase the property, extend the affordability period for an additional 55 years and conduct an approximately \$4,500,000 rehabilitation. The rehab will improve energy efficiency and water efficiency. All of the interior units will be upgraded and repaired as well as the building systems. The project will be located close to transit services, shopping and a library. The financing of this project will result in the preservation of 146 senior affordable apartments for the next 55 years in the City of Long Beach.

The City of Long Beach:

The City of Long Beach is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$13,935 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 35,610,000
Deferred Costs:	\$ 2,124,830
Deferred Developer Fee:	\$ 729,351
Income from Operations:	\$ 614,000
Equity:	\$ 546,949
Total Sources:	\$ 32,625,130

Uses of Funds:

Land Acquisition:	\$ 1,900,000
Building Acquisition:	\$ 24,100,000
Rehabilitation:	\$ 4,778,440
Architectural & Engineering:	\$ 345,000
Legal & Professional:	\$ 550,000
Temp. Relocation:	\$ 700,000
Contingencies:	\$ 1,150,000
Finance Costs and Reserves:	\$ 2,140,000
Other Soft Costs*:	\$ 3,360,390
Costs of Issuance:	\$ 601,300
Total Uses:	\$ 32,625,130

Terms of Transaction:

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

Public Benefit:

A total of 146 senior households will be able to continue to enjoy high quality, independent, affordable housing in the City of Long Beach. The project will provide amenities such as a community room with kitchen, fitness center, computers, outdoor courtyard, off-street parking, laundry room and 2 elevators. The project will also offer on-site resident services coordinator.

Percent of Restricted Rental Units in the Project: 100%
11% (16 Units) restricted to 50% or less of area median income households; and
89% (130 Units) restricted to 60% or less of area median income households
Unit Mix: Studio & 1-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:	Gubb & Barshay, LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$40,000,000 for Saint Mary Tower Apartments affordable multi-family housing facility located in the City of Long Beach, Los Angeles 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.



MIRAFLORES SENIOR APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Eden Housing, Inc.
Action:	Initial Resolution
Amount:	\$30,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Richmond, Contra Costa County, California
Activity:	Affordable Housing
Meeting:	November 20, 2015

Background:

Eden Housing's Mission is to build and maintain high-quality, well-managed, service-enhanced affordable housing communities that meet the needs of lower income families, seniors, and persons with disabilities.

Eden Housing was founded in May of 1968 by six community activists who were greatly concerned about the lack of non-discriminatory, affordable housing in Alameda County. These pioneers, working out of makeshift "headquarters" such as local coffee shops, were initiated into affordable housing development by rehabilitating six older homes in Oakland for first time homebuyer families.

Since those pioneering days, Eden Housing has developed or acquired more than 7,500 affordable housing units within 100 properties that have provided homes for more than 65,000 people over the years. Eden's housing now includes rental apartments, first-time homeowner opportunities, cooperatives, and supportive living environments for families, seniors and people with disabilities.

Eden Housing revitalizes California communities through their affordable housing development and property management activities, the partnerships they establish and the investments they make in California neighborhoods, and through the free social services and supportive programs they provide to meet the needs of their residents.

The CMFA has facilitated over ten Eden Housing projects.

The Project:

The Miraflores Apartments is new construction project that will consist of 80 units of affordable senior housing. The project will be located on 1.56 acres that was formerly a small portion of a flower nursery site that has been fully remediated and received clearance from DTSC. The remainder of the site will be developed to include 150 single family market rate homes and 30 below market rate condominiums. A portion of the site will be developed into a community park. The project is fully affordable and all units will all be restricted to households making 30%, 40% and 45% of Area Median. Miraflores will offer amenities such as a community room, computer lab, exercise room, laundry facility and outdoor vegetable garden. The project is located at the corner of South 45th and Florida Street, Richmond, California. This financing will create 79 units of affordable senior housing in the City of Richmond for the next 55 years.

The City of Richmond:

The City of Richmond is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$13,258 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 24,552,778
City of Richmond, HOME, CDBG:	\$ 2,887,127
Land Donation:	\$ 3,600,000
HCD Infill Grant & AHSC Loan:	\$ 4,726,831
Deferred Developer Fee:	\$ 923,039
GP Equity:	<u>\$ 1,660,219</u>
Total Sources:	\$ 38,349,994

Uses of Funds:

Land Acquisition:	\$ 6,506,067
New Construction:	\$ 20,042,894
Architectural & Engineering:	\$ 1,682,530
Legal & Professional:	\$ 40,000
Financing Costs:	\$ 1,499,144
Soft Costs, Fees, Appraisal and Reserves:	\$ 3,960,132
Developer Fee:	\$ 4,071,301
Syndication Costs:	\$ 111,000
Costs of Issuance:	<u>\$ 436,886</u>
Total Uses:	\$ 38,349,994

Terms of Transaction:

Amount:	\$30,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	April 2016

Public Benefit:

A total of 79 households will continue to be able to enjoy high quality, independent, affordable housing in the City of Richmond, California for 55 years. The project will also provide community development services.

Percent of Restricted Rental Units in the Project: 100%
20% (16 Units) restricted to 30% or less of area median income households; and
29% (23 Units) restricted to 40% or less of area median income households; and
51% (40 Units) restricted to 45% or less of area median income households
Unit Mix: 1-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:	Gubb & Barshay LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$30,000,000 for Miraflores Senior Apartments affordable multi-family housing facility located in the City of Richmond, Contra Costa 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.



ROSEFIELD VILLAGE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Housing Authority of the City of Alameda

Action: Initial Resolution

Amount: \$20,000,000

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

Activity: Affordable Housing

Meeting: November 20, 2015

Background:

Created in 1940 to meet the housing needs of lower income households within the City, the Housing Authority of the City of Alameda (AHA) serves over 4,000 persons today, including the households who live in the 934 affordable units owned, operated or controlled by AHA.

AHA manages the Section 8 voucher program within the City of Alameda as well as a number of other housing programs on behalf of the City of Alameda, including CDBG and HOME programs.

The section 8 program is an important partnership between private landlords and AHA to provide housing affordability and stability for families, including seniors and persons living with disabilities.

The Project:

Rosefield Village Apartments is an acquisition/ rehabilitation of a 46-unit complex located at 718-746 Eagle Avenue and 719-727 Buena Vista Avenue in the City of Alameda. The site offers assigned off-street parking as well as plenty of on-street parking. Amenities include a leasing office/recreation and community space building, laundry room and open space. The project will undergo significant renovations to all interior units, HVAC systems, building exteriors and landscaping. Upgrades will also be performed to increase energy efficiency. The development is made up of 1-, 2- and 4-bedroom units. All of the units will be restricted to households making 50% or less of Area Median Income. The financing of this project will continue to provide 46 units of affordable housing in the City of Alameda for another 55 years.

The City of Alameda:

The City of Alameda is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$11,250 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 18,000,000
Perm Loan:	\$ 584,700
Seller Take Back:	\$ 7,000,000
AHSC/CDBG:	\$ 5,982,529
Investor Capital Contribution:	\$ 8,647,241
Equity:	<u>\$ 879,049</u>
Total Sources:	\$ 41,093,519

Uses of Funds:

Land Acquisition:	\$ 1,400,000
Building Acquisition:	\$ 5,600,000
Rehabilitation:	\$ 10,320,000
New Machinery & Equipment:	\$ 75,000
Architectural & Engineering:	\$ 725,000
Legal & Professional:	\$ 155,500
Construction Interest Fees:	\$ 1,744,858
Repay Construction Bond:	\$ 18,000,000
Developer Fee:	\$ 2,500,000
Consulting/ Reserves:	\$ 966,564
Cost of Issuance:	<u>\$ 416,597</u>
Total Uses:	\$ 41,093,519

Terms of Transaction:

Amount:	\$20,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	June 2016

Public Benefit:

A total of 46 households will continue to be able to enjoy high quality, independent, affordable housing in the City of Alameda, California.

Percent of Restricted Rental Units in the Project: 100%
100% (46 Units) restricted to 50% or less of area median income households
Unit Mix: 1-, 2- and 4-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:	Carle Mackie Power & Ross, LP
Financial Advisor:	Community Economics, Inc.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$20,000,000 for Rosefield Village Apartments affordable multi-family housing facility located in the City of Alameda, 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.



LIBERTY AT ALISO APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	USA Properties
Action:	Initial Resolution
Amount:	\$40,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Aliso Viejo, Orange County, California
Activity:	Affordable Housing
Meeting:	November 20, 2015

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 fifth project that USA has participated in with the CMFA.

The Project:

The Liberty at Aliso Apartments is a new construction 200-unit affordable multi-family housing development. The project will consist of a 4 story building with an elevator and podium parking. There will be courtyards, green area and a swimming pool for the residents. There will be a leasing office and recreation suite. Each unit will have balconies and their own washer/dryer hook ups. The project units accommodates families with unit sizes of one- and two-bedrooms located at 4 Liberty, Aliso Viejo, CA. This financing will produce 200 units of affordable housing for the City of Aliso Viejo for 55 years.

The City of Aliso Viejo:

The City of Aliso Viejo is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$15,075 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 35,450,000
City of Aliso Viejo:	\$ 2,250,000
City of Aliso Viejo:	\$ 3,900,000
Developer Fee Note:	\$ 4,169,603
Equity :	<u>\$ 12,383,576</u>
Total Sources:	\$ 58,153,179

Uses of Funds:

Land Acquisition:	\$ 6,275,000
New Construction:	\$ 33,972,890
Soft Costs:	\$ 6,898,663
Developer Fee:	\$ 6,478,621
Architectural & Engineering:	\$ 1,299,965
Reserves:	\$ 573,189
Financing Costs:	\$ 2,448,851
Costs of Issuance:	<u>\$ 206,000</u>
Total Uses:	\$ 58,153,179

Terms of Transaction:

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

Public Benefit:

A total of 200 families will be able to enjoy high quality, independent, affordable housing in the City of Aliso Viejo, California. Services that will be offered include resident services coordination and on-site programming.

Percent of Restricted Rental Units in the Project: 100%
25% (50 Units) restricted to 50% or less of area median income households; and
75% (150 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:	Orrick, Herrington & Sutcliffe, LLP
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 \$40,000,000 for Liberty at Aliso Apartments affordable multi-family housing facility located in the City of Aliso Viejo, Orange 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.



CEDAR & NETTLETON APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Community HousingWorks
Action:	Initial Resolution
Amount:	\$10,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Vista, San Diego County, California
Activity:	Affordable Housing
Meeting:	November 20, 2015

Background:

Community Housing Works (“CHW”) has a successful 20-year history as a developer and owner of affordable rental apartments in urban, suburban and rural communities across San Diego County. Having completed over 1,300 rental and cooperative apartments in 25 complexes, they currently have some 300 apartments in progress. As a leader in San Diego’s affordable multi-family community, they both build new complexes to alleviate the housing need in San Diego and they acquire and preserve older buildings to revitalize neighborhoods.

Working hard to create a new standard for what affordable housing can and should look like, many of their complexes have won national awards.

Their complexes have also received recognition in Time magazine and design journals, and have been featured on the cover of an Urban Land Institute's guide to affordable housing programs. The California League of Cities, the Pacific Coast Builders, the California Redevelopment Association, and various local organizations have also recognized CHW projects.

This will be the CMFA’s 5th project with CHW.

The Project:

The Cedar-Nettleton Apartments is an acquisition/ rehabilitation of a 68-unit complex located in Vista, CA. The project was previously two separately syndicated 9% tax credit projects adjacent to each other. They will now be operated as one. The Cedar site was built in 1996 and the Nettleton site was built in 1999. The 2-story development is comprised mainly of townhomes and

offers a variety of amenities including a 2,000 square foot community building with a leasing office, two tot lots, laundry facilities, resident organic garden and a central courtyard. The project is made up of, 2-, 3- and 4-bedroom units. CHW proposes to recapitalize the project, completing rehab of the units, upgrading energy efficiency and modernizing the community space so that the project will continue to offer the City of Vista 67 units of affordable housing for another 55 years.

The City of Vista:

The City of Vista is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$4,770 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 7,634,036
AHP Assumed Debt:	\$ 268,000
Seller Carryback Loan:	\$ 3,876,504
Income from Operations:	\$ 407,019
Deferred Costs:	\$ 2,030,589
Equity:	\$ 917,735
Total Sources:	\$ 15,133,883

Uses of Funds:

Land Acquisition:	\$ 9,399,782
Building Acquisition:	\$ 155,639
Rehabilitation:	\$ 1,700,000
Architectural & Engineering:	\$ 175,000
Legal & Professional:	\$ 70,000
Reserves:	\$ 556,400
Developer Fee:	\$ 1,903,834
Financing Costs:	\$ 553,108
Other Soft Costs*:	\$ 391,627
Cost of Issuance:	\$ 228,493
Total Uses:	\$ 15,133,883

Terms of Transaction:

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

Public Benefit:

A total of 67 households will continue to be able to enjoy high quality, independent, affordable housing in the City of Vista, California.

Percent of Restricted Rental Units in the Project: 100%
10% (7 Units) restricted to 50% or less of area median income households; and
90% (60 Units) restricted to 60% or less of area median income households
Unit Mix: 2-, 3- and 4-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:	Gubb and Barshay
Financial Advisor:	Community Economics

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$10,000,000 for Cedar & Nettleton Apartments affordable multi-family housing facility located in the City of Vista, San Diego 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.



RANCHO WEST APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Coachella Valley Housing Coalition
Action:	Initial Resolution
Amount:	\$37,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Temecula, Riverside County, California
Activity:	Affordable Housing
Meeting:	November 20, 2015

Background:

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

This will be the CMFA’s fifth project with CVHC.

The Project:

The Rancho West Apartments is a rehabilitation of an existing 150 unit apartment development in the City of Temecula, California. CVHC originally acquired the property in 1996 with the use of 501(c)3 housing bonds. CVHC has maintained it as a 100% affordable housing project for the past 19 years. The property has a swimming pool, tot lots, and ample open space. CVHC had previously installed solar on the development through the MASH program, and is currently envisioning expanding the use of solar to the benefit of the tenants. CVHC is looking to do a

comprehensive rehabilitation of the development, and is looking to improve the energy efficiency of the units. There are 38 one-bedroom units and 112 two-bedroom units. This financing will continue to preserve 148 units of affordable housing in the City of Temecula for the next 55 years.

The City of Temecula:

The City of Temecula 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 \$14,500 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 32,000,000
CVHC Take Back Note:	\$ 18,750,000
Equity:	<u>\$ 1,400,000</u>
Total Sources:	\$ 36,119,292

Uses of Funds:

Land Acquisition:	\$ 3,750,000
Building Acquisition:	\$ 15,000,000
Rehabilitation:	\$ 16,717,131
Architectural & Engineering:	\$ 250,000
Legal & Professional:	\$ 145,000
Costs of Issuance:	<u>\$ 257,161</u>
Total Uses:	\$ 36,119,292

Terms of Transaction:

Amount:	\$37,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	June 2016

Public Benefit:

A total of 148 households will continue to be able to enjoy high quality, independent, affordable housing in the City of Temecula, California.

Percent of Restricted Rental Units in the Project: 100%

28% (41 Units) restricted to 40% or less of area median income households; and
43% (63 Units) restricted to 50% or less of area median income households; and
24% (36 Units) restricted to 55% or less of area median income households; and
5% (8 Units) restricted to 60% or less of area median income households

Unit Mix: 1- and 2-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:	Gubb & Barshay LLP
Financial Advisor:	Community Economics Inc.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$37,000,000 for Rancho West Apartments affordable multi-family housing facility located in the City of Temecula, Riverside 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.



SYCAMORE TERRACE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: be.group

Action: Final Resolution

Amount: \$15,000,000

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

Activity: Affordable Housing

Meeting: November 20, 2015

Background:

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

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

The Project:

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

The City of Upland:

The City of Upland is a member of the CMFA and held a TEFRA hearing on August 10, 2015. Upon closing, the City is expected to receive approximately \$8,125 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$ 13,000,000	\$ 8,649,000
Seller Carryback Note:	\$ 3,977,083	\$ 3,977,083
LIH Tax Credit Equity:	\$ 764,535	\$ 5,864,643
Accrued/Deferred Interest:	\$ 124,300	\$ 124,300
Cash Reserves from Seller:	\$ 142,000	\$ 142,000
Deferred Costs:	\$ 1,250,108	\$ 0
Operating Income:	<u>\$ 0</u>	<u>\$ 501,000</u>
Total Sources:	\$ 19,258,026	\$ 19,258,026

Uses of Funds:	
Acquisition/Land Purchase:	\$ 10,342,000
On & Off Site Costs:	\$ 554,195
Hard Construction Costs:	\$ 3,312,051
Architect & Engineering Fees:	\$ 225,000
Contractor Overhead & Profit:	\$ 214,791
Developer Fee:	\$ 2,063,600
Legal:	\$ 120,000
Cost of Issuance:	\$ 388,300
Construction & Permanent Financing:	\$ 640,900
Reserves:	\$ 345,000
Other Soft Costs*:	<u>\$ 1,052,189</u>
Total Uses:	\$ 19,258,026

Terms of Transaction:

Amount:	\$15,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	December 2015

Public Benefit:

A total of 99 seniors will continue to be able to enjoy high quality, independent, affordable housing in the City of Upland. Services at the complex will include a community room, central laundry facility, professional on-site management and green areas. The rehabilitation of this project will continue to provide affordable living in the City of Upland for another 55 years.

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

Finance Team:

Lender:	Citi Community Capital
Bond Counsel:	Orrick, Herrington, Sutcliffe LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Paul Hastings LLP
Borrower Counsel:	Gubb & BarshayLLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

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



VILLA GARCIA APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Many Mansions
Action:	Final Resolution
Amount:	\$10,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Thousand Oaks, County of Ventura, California
Activity:	Affordable Housing
Meeting:	November 20, 2015

Background:

On August 24, 1979, Many Mansions was incorporated as a California nonprofit corporation. Many Mansions initially devoted itself to rental assistance. Over the next approximately eight years, Many Mansions ran the successful “Adopt-A-Family” program in which donors from the community would donate money to be used as rental assistance for families that needed help. However, Many Mansions had no control over this housing—its condition, its rental levels, its amenities. So during 1986-87, Many Mansions embarked upon its first development project. Many Mansions, along with the City of Thousand Oaks and the Conejo Future Foundation, developed Schillo Gardens. Financed through the federal tax credit program and with assistance from the City of Thousand Oaks, Schillo Gardens housed individuals and families who were low-income and whose rent would be set accordingly. Many Mansions has continued to grow its portfolio and develop affordable housing.

Their Children and Adult Service Programs have distinguished Many Mansions from other affordable housing providers. Many Mansions has led the fight to end homelessness, and its compassionate and supportive services have made it the ideal housing provider of the disabled.

The Project:

The Villa Garcia Apartment project is an acquisition/ rehabilitation of an existing 80-unit affordable multifamily rental housing facility. The project built in 1998, is a two-story garden style building. The property has 40 one-bedroom, 20 two-bedroom and 20 three-bedroom townhouses. The project will include substantial rehabilitation to address replacement of major building systems, increase energy & water efficiency. The project will have free on-site after school programs, service coordinator and property managers. This project is located at 1379-1419 E. Thousand Oaks Blvd, Thousand Oaks, California. Rents will be restricted to households with incomes no greater than 60% of the area median income.

The City of Thousand Oaks:

The City of Thousand Oaks is a member of the CMFA and held a TEFRA hearing on July 14, 2015. Upon closing, the City is expected to receive approximately \$6,250 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$ 10,000,000	\$ 4,775,800
Seller Carryback Note:	\$ 2,655,742	\$ 2,655,742
Accrued/Deferred Interest:	\$ 151,500	\$ 151,500
Developer Equity:	\$ 596,538	\$ 596,538
LIH Tax Credit Equity:	\$ 225,409	\$ 5,168,027
Direct & Indirect Public Funds:	\$ 2,582,704	\$ 2,582,704
GP Equity:	\$ 100	\$ 100
Deferred Costs:	\$ 123,167	\$ 0
Operating Income:	\$ 0	\$ 404,749
Purchased Reserves:	<u>\$ 116,688</u>	<u>\$ 116,688</u>
Total Sources:	\$ 16,451,848	\$ 16,451,848

Uses of Funds:	
Acquisition/Land Purchase:	\$ 10,416,688
On & Off Site Costs:	\$ 121,340
Hard Construction Costs:	\$ 1,929,225
Architect & Engineering Fees:	\$ 89,100
Contractor Overhead & Profit:	\$ 261,048
Developer Fee:	\$ 1,843,881
Relocation:	\$ 16,670
Cost of Issuance:	\$ 277,050
Reserves:	\$ 219,074
Construction & Permanent Financing:	\$ 357,100
Legal:	\$ 90,000
Other Soft Costs*:	<u>\$ 830,672</u>
Total Uses:	\$ 16,451,848

Terms of Transaction:

Amount:	\$10,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	December 2015

Public Benefit:

A total of 79 households will be able to enjoy high quality, independent, affordable housing in the City of Thousand Oaks. The project will include a community room with computer resources, community kitchen and manager's office. Additionally, there are community lounges, barbecue areas, tot lots, and open space. The rehabilitation of this project will provide affordable living in the City of Thousand Oaks for an additional 55 years.

Percent of Restricted Rental Units in the Project: 100%
41% (32 Units) restricted to 50% or less of area median income households; and
59% (47 Units) restricted to 60% or less of area median income households
Unit Mix: 1, 2 & 3 bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	U.S. Bank, NA
Bond Counsel:	Quint & Thimmig, LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Davis Wright Tremaine LLP
Borrower Counsel:	Gubb & Barshay LLP
Financial Advisor:	California Housing Partnership Corp.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$10,000,000 for Villa Garcia Apartments affordable multi-family housing facility located in the City of Thousand Oaks, Ventura 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.



CAMINO ESPERANZA APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Cabrillo Economic Development Corporation
Action:	Final Resolution
Amount:	\$7,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Simi Valley, Ventura County, California
Activity:	Affordable Housing
Meeting:	November 20, 2015

Background:

This is the CMFA's seventh transaction with Cabrillo Economic Development Corporation ("CEDC"). CEDC has progressed from a grower-owned labor camp to a countywide housing and economic development corporation serving diverse socio-economic populations.

In 1975, farm worker families living in substandard housing conditions in Cabrillo Village (Saticoy, CA) received eviction notices from the labor camp's grower-owners. Resisting the razing of their homes, 80 farm worker families raised money to purchase the land, started the Cabrillo Improvement Association (CIA), and became the land's legal owners on Cinco de Mayo 1976.

Over the next five years, the CIA rehabbed 80 homes, developed two new housing complexes totaling 79 units, started three new business ventures to expand the neighborhood's economic base, and provided social services to farm worker families. In 1981, in a decision to expand past its original borders, a countywide community development corporation was formed that became CEDC.

Since these humble beginnings, CEDC has built more than 1,000 units of affordable for-sale and multi-family rental housing, manages 440 affordable rental units, and has counseled more than 1,800 households preparing to purchase a home. In addition, CEDC has helped 275 families into homeownership through education, counseling and lending services.

CEDC is the leading non-profit affordable housing producer in Ventura County.

The Project:

The Camino Esperanza Apartments is a new construction project of a 31-unit affordable multifamily rental housing facility located at 1384 Katherine Road South, Simi Valley, California. The vacant, undeveloped 2.61-acre site will have six single-story buildings of five one-bedroom apartments at 540 sq. ft. plus a separate building for the 820 sq. ft. two-bedroom manager's unit. Also included is a 1,324 sq. ft. community building for the tenants to gather, hold meetings and socialize using the kitchenette. Outdoor common recreation areas are provided along with private patios. 31 tenant and 8 guest parking spaces are available. The project will cater to adults with developmental disabilities. The units are restricted to households making 50% or less of area median income. The financing of this project will result in the creation of 31 affordable apartments for the next 55 years.

The City of Simi Valley:

The City of Simi Valley is a member of the CMFA and held a TEFRA hearing on June 8, 2015. Upon closing, the City is expected to receive approximately \$4,375 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 7,000,000	\$ 0
Developer Equity:	\$ 100	\$ 100
Deferred Developer Fee:	\$ 453,800	\$ 453,800
LIH Tax Credit Equity:	\$ 632,251	\$ 4,215,014
Direct & Indirect Public Funds:	\$ 3,688,078	\$ 7,218,600
Other (Deferred Costs):	<u>\$ 627,384</u>	<u>\$ 514,099</u>
Total Sources:	\$ 12,401,613	\$ 12,401,613

Uses of Funds:	
Acquisition/ Land Purchase:	\$ 1,550,000
On & Off Site Costs:	\$ 1,280,058
Hard Construction Costs:	\$ 3,979,879
Development Impact Fee:	\$ 120,000
Architect & Engineering Fees:	\$ 635,418
Contractor Overhead & Profit:	\$ 694,006
Developer Fee:	\$ 1,213,400
Cost of Issuance:	\$ 223,575
Legal Fees:	\$ 87,500
Construction & Permanent Financing:	\$ 1,533,070
Capitalized Interest:	\$ 302,000
Reserves:	\$ 90,885
Other Soft Costs (Marketing, etc.):	<u>\$ 691,822</u>
Total Uses:	\$ 12,401,613

Terms of Transaction:

Amount:	\$7,000,000
Maturity:	2 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	December 2015

Public Benefit:

A total of 30 households will be able to enjoy high quality, independent, affordable housing in the City of Simi Valley. Services at the complex will include a common community building with kitchenette, outdoor common recreation areas, private patios, onsite service manager and support programs. The construction of this project will provide affordable living in the City of Simi Valley for 55 years.

Percent of Restricted Rental Units in the Project: 100%
100% (30 Units) restricted to 50% or less of area median income households.
Unit Mix: 1 bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	Bank of the West
Bond Counsel:	Quint & Thimmig LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Tomasi Salyer Baroway LLP
Borrower Counsel:	Goldfarb & Lipman LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$7,000,000 for the Camino Esperanza Apartments affordable housing project located in the City of Simi Valley, Ventura 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.



HISMEN HIN-NU TERRACE & MARCUS GARVEY COMMONS APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: East Bay Asian Local Development Corporation

Action: Final Resolution

Amount: \$20,300,000

Purpose: Finance Affordable Rental Housing Project Located in the City of Oakland, Alameda County, California

Activity: Affordable Housing

Meeting: November 20, 2015

Background:

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

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

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

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

The Project:

The Hismen Hin-Nu Terrace and Marcus Garvey Commons Apartments are a scattered site project consisting of two existing complexes. Marcus Garvey is an existing 22 unit project located in Oakland. Originally constructed in 1992, the structures and site are in need of significant rehabilitation to replace items that have exceeded their useful life. Marcus Garvey Common Apartments is situated on trapezoidal shaped, 0.74 acre, mostly level site made up of seven irregular shaped parcels. Unit amenities include a leasing office, common area, laundry room, community room with kitchen and restroom. Hismen Hin-Nu Terrace apartments is an existing 92 unit project located in Oakland, built in 1995. The development sits on an L-shaped 1.6 acre site. Unit amenities include ceramic tile, vinyl tiles, or sheet vinyl at entries, kitchens, and bathrooms and carpet over pad in all other living areas. Appliances include electric or gas fired oven's, dishwashers, and garbage disposal. The developers plan to replace existing hot water boilers with higher energy efficiency boilers, upgrade electrical fixtures, and repair the elevators as well as make the building ADA compliant.

The City of Oakland:

The City of Oakland is a member of the CMFA and held a TEFRA hearing on November 12, 2015. Upon closing, the City is expected to receive approximately \$12,550 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$ 20,300,000	\$ 2,754,000
Existing Reserves:	\$ 0	\$ 564,847
Deferred Developer Fee:	\$ 0	\$ 586,400
Developer Equity:	\$ 0	\$ 477,278
LIH Tax Credit Equity:	\$ 962,309	\$ 13,747,269
Direct & Indirect Public Funds:	\$ 11,356,636	\$ 12,090,636
AHP Loan:	\$ 0	\$ 1,110,000
Sponsor Loan:	\$ 0	\$ 2,480,000
Operating Income:	\$ 0	\$ 92,539
Seller Take Back Loan:	\$ 968,578	\$ 968,578
Total Sources:	\$ 33,587,523	\$ 34,871,547

Uses of Funds:	
Acquisition/Land Purchase:	\$ 15,615,000
On & Off Site Costs:	\$ 4,025,338
Hard Construction Costs:	\$ 7,037,596
Architect & Engineering Fees:	\$ 703,885
Contractor Overhead & Profit:	\$ 714,557
Developer Fee:	\$ 2,500,000
Relocation:	\$ 1,220,800
Cost of Issuance:	\$ 414,070
Construction & Permanent Financing:	\$ 636,899
Legal Fees:	\$ 121,000
Reserves:	\$ 469,141

Construction Contingency:	\$ 588,298
Other Soft Costs*:	<u>\$ 824,963</u>
Total Uses:	\$ 34,871,547

Terms of Transaction:

Amount:	\$20,300,000
Maturity:	20 years
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Estimated Closing:	December 2015

Public Benefit:

A total of 111 households will continue to be able to enjoy high quality, independent, affordable housing in the City of Oakland. Amenities will include a courtyard and an outdoor recreation area. The rehabilitation of this project will provide affordable living in the City of Oakland for another 55 years.

Percent of Restricted Rental Units in the Project: 100%
 38% (42 Units) restricted to 50% of area median income households; and
 62% (69 Units) restricted to 60% of area median income households;
 Unit Mix: 1, 2, 3 and 4 bedroom units
 Term of Restriction: 55 years

Finance Team:

Lender:	Banc of America Public Capital Corp
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Davis Wright Tremaine LLP
Borrower Counsel:	Gubb & Barshay, LLP
Financial Advisor:	Community Economics

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$20,300,000 for the Hismen Hin-Nu Terrace & Marcus Garvey Commons Apartments affordable housing project located in the City of Oakland, Alameda 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.



SOUTHERN CALIFORNIA PRESBYTERIAN HOMES SUMMARY AND RECOMMENDATIONS

Applicant:	be.group
Action:	Final Resolution
Amount:	\$55,000,000
Purpose:	Finance and Refinance Senior Living Facilities Located in the Cities of Duarte and Escondido, Counties of San Diego and Los Angeles, California
Activity:	Senior Living Facilities
Meeting:	November 20, 2015

Background:

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

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

The Project:

The proceeds will be used for the (1) financing and refinancing of the acquisition, construction, expansion, remodeling, renovation, improvement, furnishing and equipping of land and facilities

located at the following addresses in the County of San Diego: (a) 7450 Olivetas Ave., La Jolla, California, known as White Sands La Jolla and (b) 710 West 13th Ave., Escondido, California, known as Redwood Terrace (the “San Diego Project”), (2) financing and refinancing of the acquisition, construction, expansion, remodeling, renovation, improvement, furnishing and equipping of land and facilities located at 1420 Santo Domingo Ave., Duarte, California, known as Westminster Gardens (the “Duarte Project” and together with the San Diego Project, the “Project”), and (3) paying of certain expenses incurred in connection with the issuance of the Bonds; the Project which is owned and operated by the Borrower.

County of San Diego & City of Duarte:

The County of San Diego and the City of Duarte are both members of the CMFA and are scheduled to hold TEFRA hearings on December 15, 2015 and December 8, 2015 respectively. Upon closing, the County and the City are expected to receive a combined total of approximately \$13,083 as part of the CMFA’s sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 48,500,000
Total Sources:	\$ 48,500,000

Uses of Funds:

Refunding 2006 Bonds:	\$ 38,500,000
Future CapEx:	\$ 10,000,000
Total Uses:	\$ 48,500,000

Terms of Transaction:

Amount:	\$55,000,000
Maturity:	December, 2036
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Estimated Closing:	December 2015

Public Benefit:

As one of California's largest nonprofit providers of senior living communities, be.group serves thousands of older adults across the state. Be.group offers resources to help assist older adults throughout the country to reach their full potential.

Public Benefits Include:

- Serving nearly 4,000 residents
- Employing more than 1,300 team members
- Featuring 7 licensed senior living communities and 26 affordable senior housing communities
- Offering customizable levels of services including residential, assisted living, memory care, skilled nursing, and rehabilitation and respite
- Providing senior living and successful aging resources

Finance Team:

Lender:	BBVA Compass
Placement Agent:	B.C. Ziegler and Company
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	McGuireWoods LLP
Borrower's Counsel:	Pillsbury Law

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$55,000,000 for the Southern California Presbyterian Homes project located in the Cities of Escondido and Duarte, Counties of San Diego and Los Angeles, California.



2016 CMFA/ CFSC/ CFPF Regular Meeting Schedule

Meetings will begin at 11:00 am at City Hall, 200 S. Anaheim Blvd, 6th Floor, Anaheim, CA 92805 unless noted with an *.

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

February '16						
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28	29					

March '16						
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April '16						
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May '16						
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29	30	31				

June '16						
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July '16						
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31						

August '16						
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28	29	30	31			

September '16						
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October '16						
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30	31					

November '16						
Su	M	Tu	W	Th	F	Sa
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27	28	29	30			

December '16						
Su	M	Tu	W	Th	F	Sa
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18	19	20	21	22	23	24
25	26	27	28	29	30	31



CMFA Meetings



Holidays

* Please refer to posted agenda for correct time and addresses of meeting.



INFORMATIONAL ITEMS FOR THE CMFA SUMMARY AND RECOMMENDATIONS

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
-



PROCEDURAL ITEMS FOR THE CMFA SUMMARY AND RECOMMENDATIONS

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).



MACKEY TERRACE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	EAH Inc.
Action:	Initial Resolution
Amount:	\$16,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Novato, Marin County, California
Activity:	Affordable Housing
Meeting:	November 20, 2015

Background:

EAH Housing ("EAH") is a nonprofit corporation founded with the belief that attractive affordable housing is the cornerstone to sustainable, living communities. Established in 1968, EAH has become one of the largest and most respected nonprofit housing development and management organizations in the western United States. With a staff of over 400, EAH develops low-income housing, manages 97 properties in California and Hawaii, and plays a leadership role in local, regional and national housing advocacy efforts.

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

EAH is dedicated to building communities that enhance the surrounding neighborhoods. The organization has developed 83 properties with an aggregate value of more than \$1 billion, and manages 9,100 units in 49 municipalities in California and Hawaii. EAH has received multiple national awards for property management, eleven design awards and numerous commendations from legislators on the federal, state and local levels.

The CMFA has facilitated over ten EAH projects.

The Project:

The Mackey Terrace Apartments is an acquisition/ rehabilitation of a 50-unit affordable senior housing project. The project is made up of 49 units with a mix of studio and 1-bedroom units and a 2-bedroom manager's unit. Mackey Terrace is a single, wood-framed building with 3-stories with an elevator. Common areas include a management office, resource coordinator office, community room, lounge, laundry maintenance workspace, community garden, parking and common area patios. The property was built in 1992 with a HUD 202 Direct Loan. HUD has provided a HAP Contract that provides rent subsidy to all 49 residential units. The property is located within a residential area with shipping and transportation close by. Among the improvements to the property will be significant upgrades to the accessibility features in and outside the building. Sustainable and "green" materials will be incorporated into the rehab scope providing beneficial cost savings to the property's operating costs and reduction in environmental pollution. This financing will help preserve high quality affordable housing for 49 senior households in the City of Novato for another 55 years.

The City of Novato:

The City of Novato 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 \$7,500 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 12,152,729
Seller Take Back Loan:	\$ 6,009,380
Reserves:	\$ 90,015
Seller Loan Deferred:	\$ 242,957
Equity:	<u>\$ 727,912</u>
Total Sources:	\$ 19,222,993

Uses of Funds:

Land Acquisition:	\$ 704,799
Building Acquisition:	\$ 9,484,777
Rehabilitation:	\$ 5,046,380
Architectural & Engineering:	\$ 504,737
Legal & Professional:	\$ 285,000
Loan Interest/ Permits & Fees:	\$ 710,637
Relocation:	\$ 802,876
Title/ Insurance/ Studies:	\$ 142,100
Reserves/ Developer Fee:	\$ 1,265,732
Cost of Issuance:	<u>\$ 275,955</u>
Total Uses:	\$ 19,222,993

Terms of Transaction:

Amount:	\$16,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	May, 2016

Public Benefit:

The project will offer a Resource Coordinator that works with residents to determine their needs and connects them with resources to fulfill those needs. There are also onsite programs such as weekly food distribution, health/ wellness classes, social activities and access to paratransit services. A total of 49 senior households will continue to be able to enjoy high quality, independent, affordable housing in the City of Novato, California for another 55 years.

Percent of Restricted Rental Units in the Project: 100%
49% (24 Units) restricted to 50% or less of area median income households; and
51% (25 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:	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 \$16,000,000 for Mackey Terrace Apartments affordable multi-family housing facility located in the City of Novato, Marin 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.



WALNUT PLACE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	EAH Inc.
Action:	Initial Resolution
Amount:	\$7,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in Unincorporated Marin County, California
Activity:	Affordable Housing
Meeting:	November 20, 2015

Background:

EAH Housing ("EAH") is a nonprofit corporation founded with the belief that attractive affordable housing is the cornerstone to sustainable, living communities. Established in 1968, EAH has become one of the largest and most respected nonprofit housing development and management organizations in the western United States. With a staff of over 400, EAH develops low-income housing, manages 97 properties in California and Hawaii, and plays a leadership role in local, regional and national housing advocacy efforts.

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

EAH is dedicated to building communities that enhance the surrounding neighborhoods. The organization has developed 83 properties with an aggregate value of more than \$1 billion, and manages 9,100 units in 49 municipalities in California and Hawaii. EAH has received multiple national awards for property management, eleven design awards and numerous commendations from legislators on the federal, state and local levels.

The CMFA has facilitated over ten EAH projects.

The Project:

The Walnut Place Apartments is an acquisition/ rehabilitation of a 25-unit affordable senior housing project. The project is made up of 25 units with a mix of studio and 1-bedroom units, as well as a 2-bedroom manager's unit. Within the building is a management office, laundry room, a small sitting area, a communal kitchen, elevator and resident storage lockers. The property is located across the street from the West Marin Medical Clinic and within walking distance of local shopping. The project was built in 1985 and is in need of rehabilitation. Among the improvements to the property will be significant upgrades to the accessibility features in and outside the building. Sustainable and "green" materials will be incorporated into the rehab scope providing beneficial cost savings to the property's operating costs and reduction in environmental pollution. This financing will help preserve high quality affordable housing for 24 senior households in the County of Marin for another 55 years.

The City of Marin:

The City of Marin is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$3,450 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 5,517,316
Seller Take Back Loan:	\$ 2,351,780
CDBG:	\$ 179,696
Reserves:	\$ 127,481
Seller Loan Deferred Interest:	\$ 93,444
Equity:	\$ 348,140
Total Sources:	\$ 8,617,857

Uses of Funds:

Land Acquisition:	\$ 100,000
Building Acquisition:	\$ 3,536,008
Rehabilitation:	\$ 3,097,294
Architectural & Engineering:	\$ 381,352
Legal & Professional:	\$ 208,027
CNA/ Market Study/ Ins./ Permits:	\$ 149,253
Financing Costs:	\$ 303,299
Relocation/ Soft Cost Contingency:	\$ 415,000
Reserves/ Developer Fee:	\$ 260,593
Cost of Issuance:	\$ 167,031
Total Uses:	\$ 8,617,857

Terms of Transaction:

Amount:	\$7,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	May, 2016

Public Benefit:

The project will offer a Resource Coordinator that works with residents to determine their needs and connects them with resources to fulfill those needs. There are also onsite programs such as weekly food distribution, health/ wellness classes, social activities and access to paratransit services. A total of 24 senior households will continue to be able to enjoy high quality, independent, affordable housing in Marin County, California for another 55 years.

Percent of Restricted Rental Units in the Project: 100%
50% (12 Units) restricted to 50% or less of area median income households; and
50% (12 Units) restricted to 60% or less of area median income households
Unit Mix: Studio, 1- and 2-bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Financial Advisor:	California Housing Partnership Corporation
Borrower Counsel:	Bocarsly Emden Cowan Esmail & Arndt LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$7,000,000 for Walnut Place Apartments affordable multi-family housing facility located in Marin 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.



OAKLAND INTERNATIONAL STATION APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Pacific West Communities, Inc.

Action: Initial Resolution

Amount: \$95,000,000

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

Activity: Affordable Housing

Meeting: November 20, 2015

Background:

Pacific West Communities, Inc. ("PWC") was formed as a real estate development and financing firm, specializing in the construction and rehabilitation of affordable workforce housing throughout the western United States. With a particular emphasis on the use of the affordable housing tax credit, PWC and its related companies develop multi-family and senior citizen housing in the states of California, Arizona, New Mexico, Utah, Oregon, Montana, Idaho, Nevada, Colorado, Washington, and Wyoming. Currently PWC owns and operates approximately 110 developments with over 6,000 units of affordable housing.

The CMFA has facilitated over ten Pacific West Communities projects.

The Project:

The Oakland International Station Apartments is a new construction project located on a 4.12 acre portion of vacant land located in Oakland. The project will consist of 2 wood framed buildings supported by perimeter foundations with concrete slab flooring and vinyl siding. There will be a total of 199 multi-family units and 118 senior units. The project will have three units for the managers. The project will target seniors and families earning up to 60% of area median income. The development will include a 2,500 square foot community center consisting of an office, maintenance storage space, computer center, laundry facilities, exercise room and community/TV room with a kitchen. The project will incorporate an array of amenities including

a centrally located playground with several types of equipment to entertain children of varying ages. The senior and multi-family buildings will be connected with a breezeway. This development will provide the City of Oakland with 317 much needed units of affordable housing for the next 55 years.

The City of Oakland:

The City of Oakland is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$25,000 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond A:	\$ 58,000,000
Tax-Exempt Bond B:	\$ 23,000,000
LIH Tax Credit Equity:	\$ 8,299,940
Deferred Costs:	\$ 2,360,980
Deferred Developer Fee:	\$ 12,551,716
Total Sources:	\$ 104,212,636

Uses of Funds:

Land Acquisition:	\$ 4,910,000
Construction Costs:	\$ 66,498,343
Construction Contingency:	\$ 3,325,000
Financing Costs:	\$ 5,578,272
Architecture & Engineering:	\$ 1,000,000
Other Soft Costs*:	\$ 7,488,325
Developer Fee:	\$ 12,551,716
Soft Cost Contingency:	\$ 500,000
Post Construction Interest & Reserves:	\$ 2,360,980
Total Uses:	\$ 104,212,636

Terms of Transaction:

Amount:	\$95,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	July, 2016

Public Benefit:

A total of 317 senior and multifamily households will be able to enjoy high quality, independent, affordable housing in the City of Oakland. Amenities provided will include a 2,500 square foot community center consisting of an office, maintenance storage space, computer center, laundry facilities, exercise room and community/TV room with a kitchen. The project will also include a centrally located playground with several types of equipment. The construction of this project will provide affordable, high quality housing in the City of Oakland for 55 years.

Percent of Restricted Rental Units in the Project: 100%
25% (79 Units) restricted to 50% or less of area median income households; and
75% (238 Units) restricted to 60% or less of area median income households
Unit Mix: 1-, 2-, 3- and 4-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:	Sheppard Mullin Richter & Hampton LLP
Financial Advisor:	Miller Housing Advisors

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$95,000,000 for Oakland International Station Apartments affordable senior and multi-family housing facility located in the City of Oakland, 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.



RICHMOND CENTRAL APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Pacific West Communities, Inc.

Action: Initial Resolution

Amount: \$60,000,000

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

Activity: Affordable Housing

Meeting: November 20, 2015

Background:

Pacific West Communities, Inc. ("PWC") was formed as a real estate development and financing firm, specializing in the construction and rehabilitation of affordable workforce housing throughout the western United States. With a particular emphasis on the use of the affordable housing tax credit, PWC and its related companies develop multi-family and senior citizen housing in the states of California, Arizona, New Mexico, Utah, Oregon, Montana, Idaho, Nevada, Colorado, Washington, and Wyoming. Currently PWC owns and operates approximately 110 developments with over 6,000 units of affordable housing.

The CMFA has facilitated over ten Pacific West Communities projects.

The Project:

The Richmond Central Apartments is a new construction project located on a 2.34 acre portion of vacant land located in the City of Richmond. The project will consist of 3 wood framed buildings supported by perimeter foundations with concrete slab flooring and vinyl siding. There will be a total of 155 units and one manager unit. The project will target families earning up to 60% of area median income. The development will include a 2,000 square foot community center consisting of an office, maintenance storage space, computer center, laundry facilities, exercise room and community/TV room with a kitchen. The project will incorporate an array of amenities including a centrally located playground with several types of equipment to entertain children of varying

ages. This development will provide the City of Richmond with 155 much needed units of affordable multi-family housing for the next 55 years.

The City of Richmond:

The City of Richmond is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$18,000 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 53,000,000
LIH Tax Credit Equity:	\$ 5,697,987
Deferred Costs:	\$ 1,387,152
Deferred Developer Fee:	<u>\$ 8,448,075</u>
Total Sources:	\$ 68,533,214

Uses of Funds:

Land Acquisition:	\$ 1,755,000
Construction Costs:	\$ 44,465,990
Construction Contingency:	\$ 2,250,000
Financing Costs:	\$ 2,744,584
Architecture & Engineering:	\$ 700,000
Other Soft Costs*:	\$ 6,282,413
Developer Fee:	\$ 8,448,075
Soft Cost Contingency:	\$ 500,000
Post Construction Interest & Reserves:	<u>\$ 1,387,152</u>
Total Uses:	\$ 68,533,214

Terms of Transaction:

Amount:	\$60,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	July, 2016

Public Benefit:

A total of 155 households will be able to enjoy high quality, independent, affordable housing in the City of Richmond. Amenities provided will include a 2,000 square foot community center consisting of an office, maintenance storage space, computer center, laundry facilities, exercise room and community/TV room with a kitchen. The project will also include a centrally located playground with several types of equipment. The construction of this project will provide affordable, high quality housing in the City of Richmond for 55 years.

Percent of Restricted Rental Units in the Project: 100%
25% (39 Units) restricted to 50% or less of area median income households; and
75% (116 Units) restricted to 60% or less of area median income households
Unit Mix: 1-, 2-, 3- and 4-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:	Sheppard Mullin Richter & Hampton LLP
Financial Advisor:	Miller Housing Advisors

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$60,000,000 for Richmond Central Apartments affordable multi-family housing facility located in the City of Richmond, Contra Costa 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.



VILLAGE AT BURLINGAME APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Pacific West Communities, Inc.

Action: Initial Resolution

Amount: \$65,000,000

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

Activity: Affordable Housing

Meeting: November 20, 2015

Background:

Pacific West Communities, Inc. ("PWC") was formed as a real estate development and financing firm, specializing in the construction and rehabilitation of affordable workforce housing throughout the western United States. With a particular emphasis on the use of the affordable housing tax credit, PWC and its related companies develop multi-family and senior citizen housing in the states of California, Arizona, New Mexico, Utah, Oregon, Montana, Idaho, Nevada, Colorado, Washington, and Wyoming. Currently PWC owns and operates approximately 110 developments with over 6,000 units of affordable housing.

The CMFA has facilitated over ten Pacific West Communities projects.

The Project:

The Village at Burlingame Apartments is a new construction project located on a 3.12 acre portion of vacant land located in the City of Burlingame. The project will consist of 2 wood framed buildings supported by perimeter foundations with concrete slab flooring and vinyl siding. There will be a total of 78 multi-family units and 66 senior units. The project will have two units for the managers. The project will target seniors and families earning up to 60% of area median income. The development will include a 2,500 square foot community center consisting of an office, maintenance storage space, computer center, laundry facilities, exercise room and community/TV room with a kitchen. The project will incorporate an array of amenities including

a centrally located playground with several types of equipment to entertain children of varying ages. The senior and multi-family buildings will be connected with a breezeway. This development will provide the City of Burlingame with 144 much needed units of affordable housing for the next 55 years.

The City of Burlingame:

The City of Burlingame 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 \$20,000 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond A:	\$ 40,000,000
Tax-Exempt Bond B:	\$ 18,000,000
Deferred Costs:	\$ 1,441,834
Deferred Developer Fee:	\$ 9,073,494
LIH Tax Credit Equity:	\$ 3,017,119
Total Sources:	\$ 71,532,447

Uses of Funds:

New Construction:	\$ 49,934,161
Construction Contingency:	\$ 2,450,000
Financing Costs:	\$ 2,163,898
Architectural & Engineering:	\$ 800,000
Developer Fees:	\$ 9,073,494
Other Soft Costs*:	\$ 5,169,060
Soft Cost Contingency:	\$ 500,000
Reserves:	\$ 1,441,834
Total Uses:	\$ 71,532,447

Terms of Transaction:

Amount:	65,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	July, 2016

Public Benefit:

A total of 144 households will be able to enjoy high quality, independent, affordable housing in the City of Burlingame. Amenities provided will include a 2,500 square foot community center consisting of an office, maintenance storage space, computer center, laundry facilities, exercise room and community/TV room with a kitchen. The project will also include a centrally located playground with several types of equipment. The construction of this project will provide affordable, high quality housing in the City of Burlingame for 55 years.

Percent of Restricted Rental Units in the Project: 100%
25% (36 Units) restricted to 50% or less of area median income households; and
75% (108 Units) restricted to 60% or less of area median income households
Unit Mix: 1-, 2-, 3- and 4-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:	Sheppard Mullin Richter & Hampton LLP
Financial Advisor:	Miller Housing Advisors

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$65,000,000 for Village at Burlingame Apartments affordable multi-family housing facility located in the City of Burlingame, San Mateo 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.



NEWARK STATION SENIORS APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	USA Properties
Action:	Initial Resolution
Amount:	\$15,000,000
Purpose:	Finance Affordable Senior Rental Housing Facility Located in the City of Newark, Alameda County, California
Activity:	Affordable Housing
Meeting:	November 20, 2015

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 \$9,375 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 10,300,000
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:	\$15,000,000
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% (19Units) 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 \$15,000,000 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.



NAPA PARK HOMES APARTMENT SUMMARY AND RECOMMENDATIONS

Applicant: Napa Valley Community Housing

Action: Initial Resolution

Amount: \$20,000,000

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

Activity: Affordable Housing

Meeting: November 20, 2015

Background:

Napa Valley Community Housing's ("NVCH") Mission statement is "we respond to the unique housing needs of low and moderate income residents in Napa County. Napa Valley Community Housing builds preserves and manages Napa County's affordable housing stock. They provide opportunities for residents to grow succeed and improve the quality of their lives as they participate in the community".

Napa Valley Community Housing came into being as the result of a merger between two local housing non-profits: Housing Association for Napa Development and Napa Valley Family Homes. In combination, these "parent" agencies bequeathed to NVCH over thirty years of experience and accomplishments in the field of low income housing.

Since 1990 NVCH has built, alone or in partnership with others, over 600 new apartments and rental homes and, in addition has supervised the rehabilitation of more than 200 additional units. The agency currently has over 100 rental units in the pre-development or construction stages. As the County's primary affordable housing manager, it manages 575 housing units. The agency's total real estate portfolio is valued at over 50 million dollars, invested in a total of 23 properties throughout the County.

This is the second transaction that the CMFA has participated with NVCH.

The Project:

The Napa Park Homes Apartments is an acquisition and rehabilitation of an existing 140-unit affordable multifamily rental housing facility located in the City of Napa, California. The project amenities include, a community room, management office, maintenance office, laundry room and tot lots. The project was last renovated in 1995 and is in need of updates. Renovations will be done to improve energy efficiency and to meet sustainability goals and improve building performance. Interior improvements to the unit's kitchens, bathrooms and flooring will also be addressed. The units are restricted to households earning between 30% and 60% and less of AMI. The financing of this project will result in the preservation of 133 affordable apartments for the next 55 years.

The City of Napa:

The City of Napa is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$8,147 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 13,036,000
Seller Carryback:	\$ 3,451,000
NOI During Stabilization:	\$ 671,000
Reserves from Seller:	\$ 583,000
Equity:	<u>\$ 8,370,000</u>
Total Sources:	\$ 26,111,000

Uses of Funds:

Land Acquisition:	\$ 40,000
Building Acquisition:	\$ 11,660,000
Rehabilitation:	\$ 9,100,000
New Machinery & Equipment:	\$ 75,000
Architectural & Engineering:	\$ 302,000
Legal, Professional:	\$ 170,000
Relocation:	\$ 350,000
Title/ Escrow/ Insurance/ Studies:	\$ 921,000
Reserves/ Developer Fee:	\$ 3,164,000
Cost of Issuance:	<u>\$ 329,000</u>
Total Uses:	\$ 26,111,000

Terms of Transaction:

Amount:	\$20,000,000
Maturity:	30 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	August 2016

Public Benefit:

A total of 133 households will continue to be able to enjoy high quality, independent, affordable housing in the City of Napa. Services at the project include home visits, coordinating events, support groups, educational programs and training sessions. The construction of this project will continue to provide affordable living in the City of Napa for another 55 years.

Percent of Restricted Rental Units in the Project: 100%
11% (14 Units) restricted to 30% or less of area median income households; and
11% (14 Units) restricted to 40% or less of area median income households; and
30% (40 Units) restricted to 50% or less of area median income households; and
48% (65 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:	Gubb & Barshay LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$20,000,000 for the Napa Park Homes Apartments affordable housing project located in the City of Napa, Napa County, California.

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



ALAMEDA SITE A AFFORDABLE SENIOR APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Eden Housing, Inc.

Action: Initial Resolution

Amount: \$28,000,000

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

Activity: Affordable Housing

Meeting: November 20, 2015

Background:

Eden Housing's Mission is to build and maintain high-quality, well-managed, service-enhanced affordable housing communities that meet the needs of lower income families, seniors, and persons with disabilities.

Eden Housing was founded in May of 1968 by six community activists who were greatly concerned about the lack of non-discriminatory, affordable housing in Alameda County. These pioneers, working out of makeshift "headquarters" such as local coffee shops, were initiated into affordable housing development by rehabilitating six older homes in Oakland for first time homebuyer families.

Since those pioneering days, Eden Housing has developed or acquired more than 7,500 affordable housing units within 100 properties that have provided homes for more than 65,000 people over the years. Eden's housing now includes rental apartments, first-time homeowner opportunities, cooperatives, and supportive living environments for families, seniors and people with disabilities.

Eden Housing revitalizes California communities through their affordable housing development and property management activities, the partnerships they establish and the investments they make in California neighborhoods, and through the free social services and supportive programs they provide to meet the needs of their residents.

The CMFA has facilitated over ten Eden Housing projects.

The Project:

Eden Housing, Inc. has been selected by Alameda Point Partners to develop the low and very low income housing component of Site A which is a portion of the old Alameda Naval Base in Alameda. The broader master planned community will consist of 672 market rate townhomes, flats and condos, 72 affordable family rental units, 60 affordable senior rental units and 600,000 square feet of non-residential uses including retail, commercial and civic spaces. A ferry terminal and extensive public open spaces are also planned. Eden will be constructing two affordable projects immediately adjacent to each other and within a ½ mile of bus rapid transit, parks and within walking distance of a new shopping center and schools. The Alameda Site A Affordable Senior Apartments is a 60-unit senior project. The project will be made up of three stories of residential units above an at grade podium parking structure. The project will be restricted to senior households making no more than 60% of AMI. The project will be located at the corner Ralph Apezato Memorial Parkway and Orion Street, Alameda, California. This financing will create 59 units of affordable senior housing in the City of Alameda for the next 55 years.

The City of Alameda:

The City of Alameda is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$13,000 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 23,000,000
Cap and Trade:	\$ 7,000,000
Land Donation by Master Developer:	<u>\$ 3,500,000</u>
Total Sources:	\$ 33,500,000

Uses of Funds:

Land Acquisition:	\$ 3,500,000
New Construction:	\$ 18,500,000
Architectural & Engineering:	\$ 850,000
Legal & Professional:	\$ 10,200,000
Costs of Issuance:	<u>\$ 450,000</u>
Total Uses:	\$ 33,500,000

Terms of Transaction:

Amount:	\$28,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	November 2016

Public Benefit:

A total of 59 senior households will continue to be able to enjoy high quality, independent, affordable housing in the City of Alameda, California for 55 years. The project will also provide on-site resident services.

Percent of Restricted Rental Units in the Project: 100%
30% (28 Units) restricted to 30% or less of area median income households; and
70% (41 Units) restricted to 60% or less of area median income households
Unit Mix: 1- and 2-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:	Gubb & Barshay LLP
Financial Advisor:	Community Economics

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$30,000,000 for Alameda Site A Affordable Senior Apartments affordable multi-family housing facility located in the City of Alameda, 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.



ALAMEDA SITE A AFFORDABLE FAMILY APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Eden Housing, Inc.

Action: Initial Resolution

Amount: \$36,000,000

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

Activity: Affordable Housing

Meeting: November 20, 2015

Background:

Eden Housing's Mission is to build and maintain high-quality, well-managed, service-enhanced affordable housing communities that meet the needs of lower income families, seniors, and persons with disabilities.

Eden Housing was founded in May of 1968 by six community activists who were greatly concerned about the lack of non-discriminatory, affordable housing in Alameda County. These pioneers, working out of makeshift "headquarters" such as local coffee shops, were initiated into affordable housing development by rehabilitating six older homes in Oakland for first time homebuyer families.

Since those pioneering days, Eden Housing has developed or acquired more than 7,500 affordable housing units within 100 properties that have provided homes for more than 65,000 people over the years. Eden's housing now includes rental apartments, first-time homeowner opportunities, cooperatives, and supportive living environments for families, seniors and people with disabilities.

Eden Housing revitalizes California communities through their affordable housing development and property management activities, the partnerships they establish and the investments they make in California neighborhoods, and through the free social services and supportive programs they provide to meet the needs of their residents.

The CMFA has facilitated over ten Eden Housing projects.

The Project:

Eden Housing, Inc. has been selected by Alameda Point Partners to develop the low and very low income housing component of Site A which is a portion of the old Alameda Naval Base in Alameda. The broader master planned community will consist of 672 market rate townhomes, flats and condos, 70 affordable family rental units, 60 affordable senior rental units and 600,000 square feet of non-residential uses including retail, commercial and civic spaces. A ferry terminal and extensive public open spaces are also planned. Eden will be constructing two affordable projects immediately adjacent to each other and within a ½ mile of bus rapid transit, parks and within walking distance of a new shopping center and schools. The Alameda Site A Affordable Family Apartments is a 70-unit senior project. The project will be made up of three stories of residential units above an at grade podium parking structure. The project will be restricted to households making no more than 60% of AMI. The project will be located at the corner Ralph Apezato Memorial Parkway and Orion Street, Alameda, California. This financing will create 69 units of affordable housing in the City of Alameda for the next 55 years.

The City of Alameda:

The City of Alameda is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$14,500 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 32,000,000
Cap and Trade:	\$ 10,000,000
Land Donation by Master Developer:	<u>\$ 4,000,000</u>
Total Sources:	\$ 46,000,000

Uses of Funds:

Land Acquisition:	\$ 4,000,000
New Construction:	\$ 31,000,000
Architectural & Engineering:	\$ 1,000,000
Legal & Professional:	\$ 9,500,000
Costs of Issuance:	<u>\$ 500,000</u>
Total Uses:	\$ 46,000,000

Terms of Transaction:

Amount:	\$36,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	November 2016

Public Benefit:

A total of 69 households will be able to enjoy high quality, independent, affordable housing in the City of Alameda, California for 55 years. The project will also provide on-site resident services.

Percent of Restricted Rental Units in the Project: 100%
30% (21 Units) restricted to 30% or less of area median income households; and
70% (48 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:	Gubb & Barshay LLP
Financial Advisor:	Community Economics

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$30,000,000 for Alameda Site A Affordable Family Apartments affordable multi-family housing facility located in the City of Alameda, 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.



PROCEDURAL ITEMS FOR THE CFSC SUMMARY AND RECOMMENDATIONS

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).

CHARITABLE GRANT GUIDELINES

Recipient: Board Members of the California Foundation for
Stronger Communities

Purpose: To Provide an Outline of Charitable Grant Guidelines

CHARITABLE GUIDELINES:

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

Name	Nominated	Page #
Carols by Candlelight fbo Rady Children's Hospital - San Diego	11/20/2015	1
Daniel Hernandez Youth Foundation, Inc.	11/20/2015	6
Friends of Rollo for the benefit of Fish for Life	11/20/2015	10
Manteca Police Chief's Foundation	11/20/2015	14
St. Vincent de Paul Village, Inc. dba Father Joe's Villages	11/20/2015	19
Stanford Youth Solutions	11/20/2015	20
The Pure Game	11/20/2015	23
YMCA Montebello - Christmas at the Cannon	11/20/2015	26
Casa Cornelia Legal Center aka Casa Cornelia Law Center	10/30/2015	2
Children's Law Center of California	10/30/2015	5
Wildlife Waystation, Inc.	10/30/2015	25
Tomorrow's Aeronautical Museum	10/09/2015	24
Centro Latino for Literacy	09/18/2015	4
Inner-City Arts	09/18/2015	12
Los Angeles Regional Food Bank	09/18/2015	13
Families for Children	08/28/2015	9
Hispanic Chamber of Commerce Education Foundation	08/28/2015	11
North Star Family Center	08/28/2015	15
Desert AIDS Project	08/07/2015	7
DesertArc	08/07/2015	8
Oscar De La Hoya Foundation	08/07/2015	16
CCEF (California Consortium of Educational Foundations)	06/26/2015	3
Phoenix Learning Center Program of Julian Charter School, Inc.	12/12/2014	17
The Children's Village of Sonoma County	10/10/2014	21
Sacramento Loaves and Fishes	05/23/2014	18
The Leukemia & Lymphoma Society	03/21/2014	22

Index of Charities

Name	List Date	Page #
Carols by Candlelight fbo Rady Children's Hospital - San Diego	11/20/2015	1
Casa Cornelia Legal Center aka Casa Cornelia Law Center	10/30/2015	2
CCEF (California Consortium of Educational Foundations)	6/26/2015	3
Centro Latino for Literacy	9/18/2015	4
Children's Law Center of California	10/30/2015	5
Daniel Hernandez Youth Foundation, Inc.	11/20/2015	6
Desert AIDS Project	8/7/2015	7
DesertArc	8/7/2015	8
Families for Children	8/28/2015	9
Friends of Rollo for the benefit of Fish for Life	11/20/2015	10
Hispanic Chamber of Commerce Education Foundation	8/28/2015	11
Inner-City Arts	9/18/2015	12
Los Angeles Regional Food Bank	9/18/2015	13
Manteca Police Chief's Foundation	11/20/2015	14
North Star Family Center	8/28/2015	15
Oscar De La Hoya Foundation	8/7/2015	16
Phoenix Learning Center Program of Julian Charter School, Inc.	12/12/2014	17
Sacramento Loaves and Fishes	5/23/2014	18
St. Vincent de Paul Village, Inc. dba Father Joe's Villages	11/20/2015	19
Stanford Youth Solutions	11/20/2015	20
The Children's Village of Sonoma County	10/10/2014	21
The Leukemia & Lymphoma Society	3/21/2014	22
The Pure Game	11/20/2015	23
Tomorrow's Aeronautical Museum	10/9/2015	24
Wildlife Waystation, Inc.	10/30/2015	25
YMCA Montebello - Christmas at the Cannon	11/20/2015	26

Carols by Candlelight fbo Rady Children's Hospital - San Diego

3020 Children's Way MC 5005

San Diego , CA 92123 County San Diego

www.rchsd.org

FEIN

95-1691313

Founded: 1954

Previous Donation: ☒ Yes ☐ No \$10,000 10/10/2014 List Date 11/20/2015

Mission:

The Hospital provides comprehensive pediatric medical services in San Diego, Southern Riverside, and Imperial Counties.10000

Impact:

A donation would help to enhance the program

Financial Information: IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned	\$719,885,100	85.8%	
Contributions	109,613,780	13.1%	
Other	<u>9,199,489</u>	<u>1.1%</u>	
Total Revenue:	<u>\$838,698,369</u>	<u>100.0%</u>	
Expenses:			
Program	\$557,937,195	73.8%	
Administration	197,699,262	26.1%	
Fund Raising	<u>458,140</u>	<u>0.1%</u>	
Total Expenses:	<u>\$756,094,597</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$82,603,772</u>		
Net Assets:	<u>\$873,325,091</u>		

BOD: Lisa A. Barkett; Andrew S. Clark; John M. Gilchrist Jr.; David F. Hale; S. Douglas Hutcheson; Jeffrey A. Jacobs; Greg T. Lucier; Catherine J. Mackey; Tina Nova; Michael P. Peckham; Theodore D. Roth; Mark A. Snell; G. Diego Miralles; Scott N. Wolfe; David A. Brenner; James Harley; Pradeep Khosta; Gail R. Knight; Harry M. Rady; William B. Sailer; John D. Stobo

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

Daniel Hernandez Youth Foundation, Inc.

11138 Business Circle

Cerritos , CA 90703 County Los Angeles

www.danskids.org

FEIN

42-1549911

Founded: 2001

Previous Donation: ☒ Yes ☐ No \$25,000 3/15/2013 List Date 11/20/2015

Mission:

Each year, the Daniel Hernandez Youth Foundation holds free kids fishing events at city lakes and saltwater fishing trips throughout California.

The Daniel Hernandez Youth Foundation uses fishing to build youths self-esteem and self-confidence, working to ensure that every child gets an opportunity to experience the thrill of sport fishing and a basic introduction in the marine sciences

The Daniel Hernandez Youth Foundation has a proven track record of bringing the youth of California together for an exciting day of fishing at city lakes and on the ocean. The Daniel Hernandez Youth Foundation has been working with youths since its inception and has reached over 10,000 youths to date. Our lake programs gather over 250-300 registered kids to each event.

Impact:

A donation would assist the organization in their continuing mission

Financial Information: IRS Form 990-EZ for FY 2011

Revenues:	Amount	%	Notes
Government/Earned			Charity financial information is from 2011. Revenues are low enough for 990-N. Federal database shows that they are an active and eligible charity
Contributions	15,377	100.0%	
Other			
Total Revenue:	<u>\$15,377</u>	<u>100.0%</u>	
Expenses:			
Program	\$39,381	100.0%	
Administration			
Fund Raising			
Total Expenses:	<u>\$39,381</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$24,004)</u>		
Net Assets:	<u>\$13,057</u>		

BOD: Daniel Hernandez; Dr. Dwight Stephens; Dr. Lester Lee; Michael Flores; William Davis; Kevin Adams; William Ebersman; David Rocha; Fred Neal; Robert Munoz; Norm Akashi; Mike Lum; Terry Randall

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

Friends of Rollo for the benefit of Fish for Life

42 Calle Armeno

San Clemente , CA 92672 County Orange

www.fishforlifef.org and www.rollokids.org

FEIN

45-5624805

Founded: 2012

Previous Donation: ☐ Yes ☒ No

11/1/2013

List Date

11/20/2015

Mission:

Fish for Life is a non profit organization headquartered in Southern California with a charter to enhance the lives of special needs individuals by inviting selected groups to enjoy a complimentary half day fishing trip on the sea.

This program is designed to provide love and inspiration to a multitude of special needs people while teaching fishing skills and ministering to the value of life.

The Fish for Life home port at the Dana Wharf in Dana Point and we use the vessel "Dana Pride".

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			A previous donation was to a different 501(c)(3) for the benefit of Fish for Life on 11/1/2013
Contributions	529,447	100.0%	
Other			
Total Revenue:	<u>\$529,447</u>	<u>100.0%</u>	
Expenses:			
Program	\$147,909	56.6%	
Administration	41,836	16.0%	
Fund Raising	<u>71,709</u>	<u>27.4%</u>	
Total Expenses:	<u>\$261,454</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$267,993</u>		
Net Assets:	<u>\$346,730</u>		

BOD: John Rowe; Harold Davis; Steve Pinard; Doug Kern; Peter Gray; Frank Lo Preste; Kathy Lo Preste; Jim Holden

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

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

Manteca Police Chief's Foundation

1001 W. Center Street

Manteca , CA 95337 County San Joaquin

www.mantecapolicechiefsfoundation.org

FEIN

26-3693298

Founded: 2009

Previous Donation: ☐ Yes ☒ No \$10,000 11/21/2014 List Date 11/20/2015

Mission:

The most significant crime issue facing America's youth today is drug related gang violence. We in Law Enforcement know that gangs are as much about lifestyle and environment as about crime. We cannot arrest away this problem. The Manteca Police Chief's Foundation focuses on changing the environment for at-risk youth by providing them with the power of a choice. Through mentor-ship, citizenship, leadership, vocational training, and recreation programs we provide positive alternatives to the gang and drug lifestyle.

The Chief's Foundation is staffed by Police Officers, Police Department staff members, and concerned and dedicated members of our community. All of our staff members volunteer their time and efforts which allows the Foundation to dedicate 100% of all funds raised directly to programs that benefit at risk youth.

Impact:

A donation would assist the organization in furthering their program.

Financial Information:

Internal Report - IRS Form 990N

Revenues:	Amount	%	Notes
Government/Earned			
Contributions	22,645	100.0%	
Other			
Total Revenue:	<u>\$22,645</u>	<u>100.0%</u>	
Expenses:			
Program	\$2,090	100.0%	
Administration			
Fund Raising			
Total Expenses:	<u>\$2,090</u>	<u>100.0%</u>	
Excess/(Deficit) of			
Revenues Over Expenses:	<u>\$20,555</u>		

Net Assets:

BOD: Nick Obligacion, Dave Bricker; Charlie Goeken; Deanna Thornton; Stephen Schluer; Mike Kelly; Jason Hensley

North Star Family Center
6760 N. West Ave., Suite 101

Fresno , CA 93711

County

Fresno

www.northstarfamilycenter.org

FEIN

27-0755695

Founded: 2009

Previous Donation: ☐ Yes ☒ No

List Date 8/28/2015

Mission:

North Star Family Center is a private, 501 c 3 non-profit charitable corporation located in Fresno, California, serving the needs of children and their families in Central California. Our mission as a Foster Family Agency, licensed by the State of California, is to provide a safe, sensitive and healthy environment for abused and neglected children through appropriate placements with trained and dedicated families in partnership with social, health and economic services.

We provide monthly reimbursements, professional training, weekly contact and 7 days/24 hour support.

Impact:

A donation would enhance the program.

Financial Information: IRS Form 990 for FY 2013

Revenues:	Amount	%	Notes
Government/Earned	\$2,152,157	99.8%	
Contributions	3,541	0.2%	
Other	52	0.0%	
Total Revenue:	<u>\$2,155,750</u>	<u>100.0%</u>	
Expenses:			
Program	\$1,939,802	91.7%	
Administration	176,032	8.3%	
Fund Raising			
Total Expenses:	<u>\$2,115,834</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$39,916</u>		
Net Assets:	<u>\$157,605</u>		

BOD: Michael Delaney; Karlos Perez; Paul Dyer; Syngman Moore; Marina Magdaleno

Oscar De La Hoya Foundation

626 Wilshire Blvd

Los Angeles , CA

90017

County

Los Angeles

FEIN

95-4586767

Founded: 1998

Previous Donation: ☒ Yes ☐ No

\$45,000

8/7/2015

List Date

8/7/2015

Mission:

To provide scholarships and other benefits to the underprivileged youth.

Impact:

A donation would be used for their Christmas Giveaway

Financial Information:

IRS Form 990-PF for FY 2013

Revenues:	Amount	%	Notes
Government/Earned			
Contributions	298,798	100.0%	
Other			
Total Revenue:	<u>\$298,798</u>	<u>100.0%</u>	
Expenses:			
Program	\$235,572	100.0%	
Administration			
Fund Raising			
Total Expenses:	<u>\$235,572</u>	<u>100.0%</u>	
Excess/(Deficit) of			
Revenues Over Expenses:	<u>\$63,226</u>		
Net Assets:	<u>\$364,799</u>		

BOD: Oscar De La Hoya; Richard Schaefer; Glenn Dryfoos; Emanuel Brefin; Armando Gaytan;
Raul Gutierrez

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

Sacramento Loaves and Fishes

1351 North C. Street

Sacramento , CA 95811 County Sacramento

www.sacloaves.org

FEIN

68-0189897

Founded: 1983

Previous Donation: ☐ Yes ☒ No

List Date 5/23/2014

Mission:

Without passing judgment, and in a spirit of love and hospitality, Loaves & Fishes feeds the hungry and shelters the homeless. We provide an oasis of welcome, safety, and cleanliness for homeless men, women and children seeking survival services.

Founded in 1983, we are governed by a board of directors selected from Loaves & Fishes and from the community-at-large – people who have demonstrated compassion and concern about the needs of the homeless and the indigent poor.

We recognize the dignity and spiritual destiny of each person, and hope by our attitude of hospitality and love, to nourish not only the physical needs of those who come to Loaves & Fishes, but also their spiritual need for love, acceptance, respect, and friendship.

We serve each person with the belief that "as often as you did it for one of my least brothers and sisters, you did it for me." (Matthew 25:40)

Impact:

A donation would assist in providing food and shelter for the needy.

Financial Information: IRS Form 990 for FY 2012

Revenues:	Amount	%	Notes
Government/Earned	\$100,298	2.3%	Earned income is from Rent
Contributions	4,241,432	97.5%	
Other	<u>9,357</u>	<u>0.2%</u>	
Total Revenue:	<u>\$4,351,087</u>	<u>100.0%</u>	
Expenses:			
Program	\$3,883,236	89.2%	
Administration	231,776	5.3%	
Fund Raising	<u>239,820</u>	<u>5.5%</u>	
Total Expenses:	<u>\$4,354,832</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$3,745)</u>		
Net Assets:	<u>\$6,706,488</u>		

BOD: Norm Fadness; Chris Delany; Dorothy R. Smith; Don Fado; Gerrie Backerville; Karen Banker; Robert Pinkerton; Sue Supple; Ron Blubaugh; Glennah Trochet; Brother Mark Schroeder

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

Stanford Youth Solutions
8912 Volunteer Lane
Sacramento , CA 95826 County Sacramento
www.youthsolutions.org

FEIN 68-0065690 Founded: 1988

Previous Donation: ☒ Yes ☐ No \$20,000 10/31/2014 List Date 11/20/2015

Mission:

Stanford Youth Solutions empowers youth and families to solve serious challenges that threaten their ability to stay together. We provide intensive, individualized programs that are proven effective for young people and families in difficult circumstances. They become stable and capable through our research-based, individualized approach.

Mission: Inspiring sustainable change for young people and their families and empowering them to solve serious challenges together.

Vision: We envision a community where every young person has strong and permanent connections to family and the opportunity to develop as a healthy and productive young adult.

Values: Accountability, Empowerment, Excellence, Innovation, Integrity, Partnership

Impact:

A donation would be used to assist the program. They have fund raising for both Thanksgiving and Christmas for the foster children

Financial Information: IRS Form 990 for FY 2013

Revenues:	Amount	%	Notes
Government/Earned	\$8,845,404	92.7%	
Contributions	417,229	4.4%	
Other	<u>282,965</u>	<u>3.0%</u>	
Total Revenue:	<u>\$9,545,598</u>	<u>100.0%</u>	
Expenses:			
Program	\$7,783,767	83.1%	
Administration	1,296,501	13.8%	
Fund Raising	<u>286,376</u>	<u>3.1%</u>	
Total Expenses:	<u>\$9,366,644</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$178,954</u>		
Net Assets:	<u>\$9,927,156</u>		

BOD: Stacey Divine; Marci Reynolds; Suzanne Brehm; Amy Lerseth; Brian Walike; Bob McKenzie; Eileen M. Diepenbrock; John Oehmke; Leonard R. Simpson; Mark Roesse

The Children's Village of Sonoma County

1321 Lia Lane

Santa Rosa , CA 95404 County Sonoma

www.thechildrensvillage.com

FEIN

68-0412763

Founded: 1999

Previous Donation: ☐ Yes ☒ No \$15,000 10/11/2013 List Date 10/10/2014

Mission:

The mission of The Children's Village of Sonoma County is to provide nurturing, stable family homes in a multi-generational, enriched environment for children and their siblings in foster care.

Our Goals:

Establish a family-like setting for children in foster care
Provide enrichment activities focusing on each child's interests and talents
Provide opportunity for sibling groups to grow up together
Maximize stability and minimize multiple placements
Prepare for successful transition to adulthood

Impact:

A donation would enhance their mission

Financial Information: IRS Form 990 for FY 2012

Revenues:	Amount	%	Notes
Government/Earned	\$1,716,949	78.0%	
Contributions	410,354	18.6%	
Other	<u>74,249</u>	<u>3.4%</u>	
Total Revenue:	<u>\$2,201,552</u>	<u>100.0%</u>	
Expenses:			
Program	\$1,717,478	80.3%	
Administration	340,315	15.9%	
Fund Raising	<u>81,247</u>	<u>3.8%</u>	
Total Expenses:	<u>\$2,139,040</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$62,512</u>		
Net Assets:	<u>\$3,549,544</u>		

BOD: Denise Perkins; Linda McBride; Chris Martindill; Tracy Knoll; George Elias; Tricia Dickinson; Mark Miller; Gene Del Secco; Eric McHenry; Kathy DeVillers; Melinda Moir; Gwendolyn Toney

The Leukemia & Lymphoma Society

60330W. Century Blvd

Los Angeles , CA 90045 County Los Angeles

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

YMCA Montebello - Christmas at the Cannon

2000 W Beverly Boulevard

Montebello , CA 90640 County Los Angeles

www.ymcala.org

FEIN

95-1644052

Founded: 1988

Previous Donation: ☒ Yes ☐ No \$5,000 11/21/2014 List Date 11/20/2015

Mission:

The Y is a powerful association of men, women, and children committed to bringing about lasting personal and social change. With a focus on nurturing the potential of every child and teen, improving the nation's health and well-being and providing opportunities to give back and support neighbors, the Y enables youth, adults, families and communities to be healthy, confident, connected and secure. The Y offers programs, services and initiatives focused on youth development, healthy living and social responsibility, according to the unique needs of the communities it engages. The Y is accessible to all people. Financial assistance is offered to individuals and families who cannot afford membership. The Y engages 9 million youth and 12 million adults in 10,000 communities across the U.S.

Impact:

A donation would go to the YMCA branch in Montebello for their dinner event

Financial Information: From IRS Form 990 for FY 2013

Revenues:	Amount	%	Notes
Government/Earned	\$64,694,518	76.7%	
Contributions	17,636,494	20.9%	
Other	<u>1,965,817</u>	<u>2.3%</u>	
Total Revenue:	<u>\$84,296,829</u>	<u>100.0%</u>	
Expenses:			
Program	\$69,983,484	85.7%	
Administration	7,588,348	9.3%	
Fund Raising	<u>4,101,498</u>	<u>5.0%</u>	
Total Expenses:	<u>\$81,673,330</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$2,623,499</u>		
Net Assets:	<u>\$126,519,596</u>		

BOD: A. Hostrup; Alan Kreditor; Avedick B. Poladian; Bryan Palbaum; David S. Devito; James A. Collins; John B. Emerson; John E. Anderson; John F. Llewellyn; John Walden Jr.; L. Rosen; Mark B. Helm; Richard G. Newman; Robert J. Lowe; Stephen C. Meier and 20 more. See 990 for full list



2016 CMFA/ CFSC/ CFPF Regular Meeting Schedule

Meetings will begin at 11:00 am at City Hall, 200 S. Anaheim Blvd, 6th Floor, Anaheim, CA 92805 unless noted with an *.

January '16						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
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February '16						
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March '16						
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April '16						
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May '16						
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June '16						
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July '16						
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August '16						
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September '16						
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October '16						
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November '16						
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December '16						
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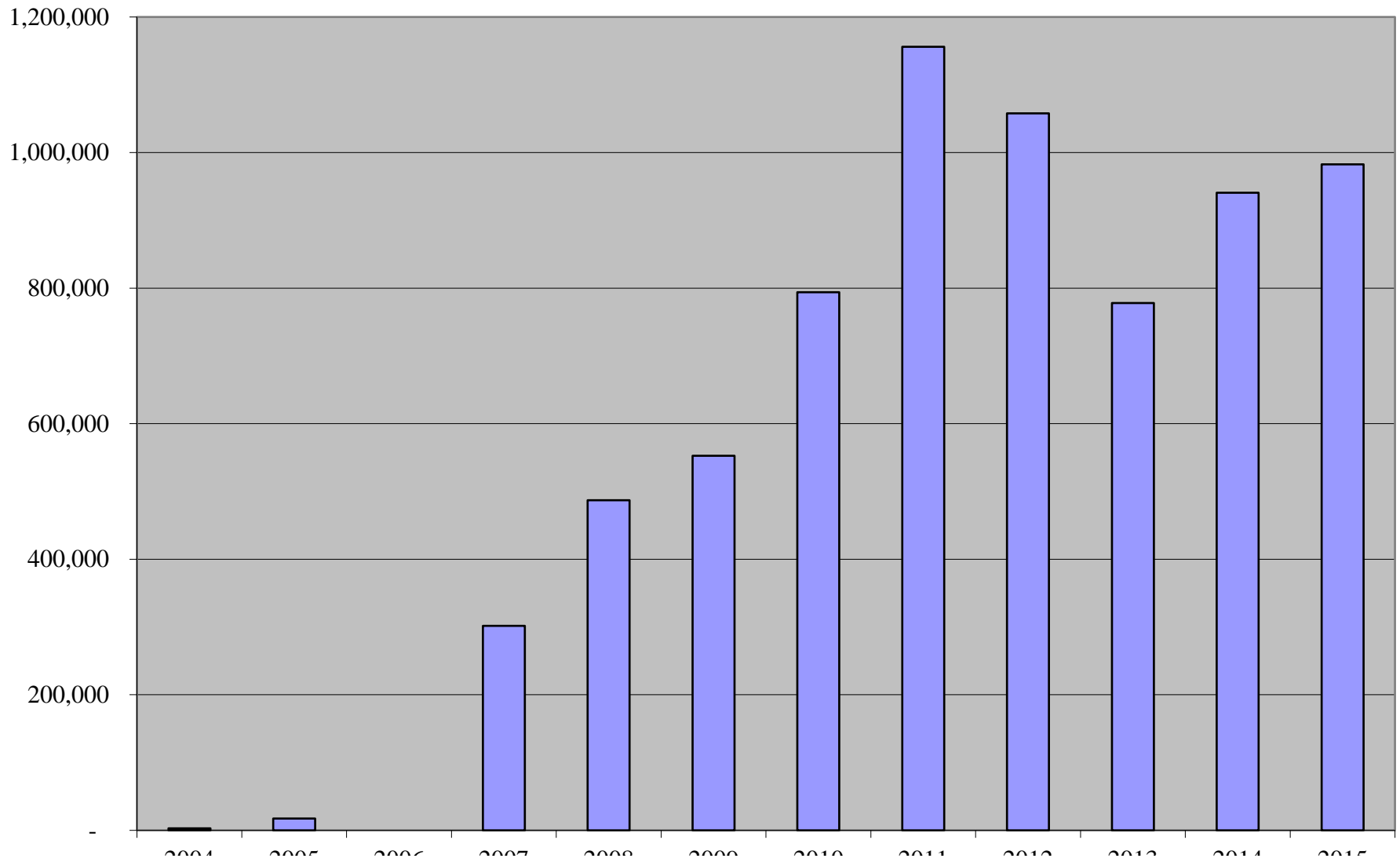
CMFA Meetings



Holidays

* Please refer to posted agenda for correct time and addresses of meeting.

Donations as of 10/30/15





PROCEDURAL ITEMS FOR THE CMFA SUMMARY AND RECOMMENDATIONS

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).



2016 CMFA/ CFSC/ CFPF Regular Meeting Schedule

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January '16						
Su	M	Tu	W	Th	F	Sa
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February '16						
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March '16						
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April '16						
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May '16						
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June '16						
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July '16						
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August '16						
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September '16						
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October '16						
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November '16						
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December '16						
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CMFA Meetings



Holidays

* Please refer to posted agenda for correct time and addresses of meeting.