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).

IDAHO AND CHURCH APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	Resources for Community Development
Action:	Initial Resolution
Amount:	$14,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the Cities of El Cerrito, Richmond and San Pablo, County of Contra Costa, California
Activity:	Affordable Housing
Meeting:	June 3, 2016

Background:

For 30 years, Resources for Community Development ("RCD") has created and preserved affordable housing for very low income individuals and families. Thousands of low-income families have benefitted from rent that's within their means, allowing them to live independently. For low-income seniors, working families and people with special needs – the mission of RCD is to create and preserve affordable housing for them, to build community and enrich lives.

Rents in the Bay Area have been relatively high for many years. That's what motivated a group of Berkeley community members to found the non-profit to address the problem of an inadequate supply of safe, affordable housing for low-income people who were being pressured to leave the community because of rising rents. Today, RCD continues to look for opportunities to work together with the community to reimagine, recreate, and redefine how to provide affordable homes, for a better future for those with the fewest options.

RCD serves low-income people with household incomes of 20 to 60 percent of the Area Median Income (up to $56,100 for a family of four in the Bay Area). Starting with a range of housing options, from studios and single room occupancy to four bedroom apartments, RCD also reserves over 30 percent of our units for people with special needs.

The Project:

The scattered site rehabilitation of the Idaho Apartments and Church Lane Apartments will consist of the preservation of 51 affordable apartments located on sites in El Cerrito, Richmond and San Pablo, CA. Each project has close proximity to neighborhood and community amenities, including parks, Schools, shopping, and ample bus service. The Idaho Apartments include 28 studio units providing supportive housing for homeless households, plus one managers unit. The Church Lane site provides 21-units of housing for large families, plus one manger's unit.

The Idaho Apartments is an existing affordable housing property at 10203 San Pablo Avenue in El Cerrito. The site consists of two parcels totaling 25,440sf which straddle the El Cerrito and Richmond Border. The site was originally developed in the 1940's as a motel, and in 1997 was acquired, rehabilitated and converted to affordable housing. The site includes 7 one- and two-story buildings. The project will provide services and property management office surrounding a central landscaped courtyard and surface parking. Additionally, the site amenities include a community room, computers, kitchen and laundry facilities. The unit mix includes 28 studio units, each with bathroom and kitchen, as well as a one-bedroom manager's unit. Residents of the Idaho Apartments have nearby access to Central and Fairmont Parks, the Natural Grocery Store, various retail, including hardware and thrift shops. The project is also in close proximity to several buses and the El Cerrito Plaza Bart station.

The Church Lane Apartments, located at 2555 Church Lane, San Pablo, is an existing 22-unit large family property. The property includes one 3-story building and one 4-story building connected by elevated walkways and served by an elevator. The project was originally constructed in 1997. The site totals .96 acres and includes seven 1-bedroom, seven 2- bedroom, six 3-bedroom and two 4-bedroom units. This site also has access to a variety of bus lines serving the San Pablo Avenue and surrounding corridors. The financing of this project will result in preservation of affordable housing for 49 low-income households in the Cities of El Cerrito, Richmond and San Pablo for another 55 years.

The County of Contra Costa:

The County of Contra Costa is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the County is expected to receive approximately $6,668 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	$	10,669,467
MHP Supportive Housing:	$	2,162,564
Soft Debt Rollover:	$	2573,592
Seller Carry-back:	$	1,543,183
FHLB AHP:	$	490,000
Deferred Developer Fee:	$	300,000
GP Equity:	$	910,709
Income from Operations:	$	86,015
Total Sources:	$	18,735,530

Uses of Funds:

Land Acquisition:	$	474,000
Building Acquisition:	$	4,352,300
Rehabilitation:	$	6,685,200
Architectural & Engineering:	$	598,883
Legal & Professional:	$	604,152
Permits & Fees:	$	255,854
Developer Fee:	$	2,160,209
Relocation:	$	527,000
Contingency & Reserves:	$	2,352,459
Other Soft Costs*:	$	379,655
Costs of Issuance:	$	345,818
Total Uses:	$	18,735,530

Terms of Transaction:

Amount:	$14,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	April 2017

Public Benefit:

A total of 49 households will be able to enjoy high quality, independent, affordable housing in the Cities of El Cerrito and Richmond for 55 years. The project will provide onsite supportive services.

Percent of Restricted Rental Units in the Project: 100%

28% (21 Units) restricted to 30% or less of area median income households; and
28% (7 Units) restricted to 40% or less of area median income households; and
28% (10 Units) restricted to 50% or less of area median income households; and
72% (11 Units) restricted to 60% or less of area median income households.
Unit Mix: Studio, one-, two-, three- & four-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 $14,000,000 for Idaho Aprtments and the Church Lane Apartments affordable multi-family housing facilities located in the Cities of El Cerrito, Richmond and San Pablo, Contra Costa County, California.

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

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

HERITAGE VILLAS APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	Jamboree Housing Corporation
Action:	Initial Resolution
Amount:	$20,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Mission Viejo, Orange County, California
Activity:	Affordable Housing
Meeting:	June 3, 2016

Background:

Jamboree's mission is to create opportunity for their residents with the homes they build and the services they provide. It's an opportunity for families, seniors and those with special needs to access homes they can afford, with distinctive resident services that are responsive and that strengthen the community.

They achieve their mission through the development and construction of new affordable rental and for-sale housing; the preservation of existing affordable housing units through acquisition and rehabilitation; and partnerships with cities to develop broader community and economic opportunities.

Founded in 1990 by the late Lila Lieberthal, a life-long affordable housing advocate, Jamboree has experienced steady growth and geographic expansion. Today their portfolio includes development and/or ownership interest of nearly 6,300 affordable homes in 61 California communities – topping a market value of $1 billion.

The Project:

The Heritage Villas Apartments is an acquisition/rehabilitation project consisting of a 143-unit multifamily rental housing project. The project is located at 26836 Oso Parkway, in the City of Mission Viejo, California. The project will involve the rehabilitation of the existing structures. Rehabilitation will include updating the interior units as well as renovating the exterior of the buildings. The property will include a computer lab and community space with a kitchen and media area. The site also features a tot-lot as well as a barbeque pit and a laundry facility. The unit amenities will include central air and dishwasher. The units will be restricted to households with incomes no more than 40% to 60% of the area median income. The financing of this project will result in continuing to provide affordable housing for 141 households in the City of Mission Viejo for another 55 years.

The City of Mission Viejo:

The City of Mission Viejo is not yet a member of the CMFA and will be asked a TEFRA hearing. Upon closing, the City is expected to receive approximately $10,312 as part of CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:		
Tax-Exempt Bond:	$	16,500,000
LIH Tax Credit Equity:	$	5,665,568
Seller Note:	$	6,474,444
Total Sources:	$	28,640,012
Uses of Funds:		
Building Acquisition:	$	16,900,000
Rehabilitation:	$	5,705,700
Architectural & Engineering:	$	280,000
Legal & Professional:	$	200,000
Reserves:	$	950,000
Soft Costs:	$	1,419,312
Developer Fee:	$	2,910,000
Cost of Issuance:	$	275,000
Total Uses:	$	28,640,012

Terms of Transaction:

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

Public Benefit:

A total of 141 households will continue to be able to enjoy high quality, independent, affordable housing in the City of Mission Viejo, California for another 55 years. The project will over onsite services.

Percent of Restricted Rental Units in the Project: 100%
11% (15 Units) restricted to 40% or less of area median income households; and
29% (42 Units) restricted to 50% or less of area median income households; and
60% (84 Units) restricted to 60% or less of area median income households;
Unit Mix: One- and two-bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Rutan and Tucker
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Rutan & Tucker, LLP
Financial Advisor:	Joel Rubenzahl Consulting

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of $20,000,000 for Heritage Villas Apartments affordable multi-family housing facility located in the City of Mission Viejo, Orange County, California.

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

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

VILLA COURT SENIOR APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	Pacific West Communities, Inc.
Action:	Initial Resolution
Amount:	$156,250,000
Purpose:	Finance Affordable Multi-Family & Senior Rental Housing Facility Located in the City of Santa Ana, Orange County, California
Activity:	Affordable Housing
Meeting:	June 3, 2016

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 Vila Court Senior Apartments is a new construction project located on a 5-acre portion of vacant land located in Santa Ana. The project will consist of 8 wood framed buildings supported by perimeter foundations with concrete slab flooring and vinyl siding. There will be a total of 443 senior-family units. The project will have three units for the managers. The project will target seniors 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 garden with several types of sitting areas. This

development will provide the City of Santa Ana with 440 much needed units of affordable housing for the next 55 years.

The City of Santa Ana:

The City of Santa Ana is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately $30,000 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:	
Tax-Exempt Bond A:	$ 91,000,000
Tax-Exempt Bond B:	$ 36,559,566
LIH Tax Credit Equity:	$ 8,265,488
Deferred Costs:	$ 2,924,946
Deferred Contractor Profit:	$ 5,000,000
Deferred Developer Fee:	$ 12,500,000
Total Sources:	$ 156,250,000
Uses of Funds:	
Land Acquisition:	$ 9,975,000
Construction Costs:	$ 109,570,639
Financing Costs:	$ 7,629,289
Architecture & Engineering:	$ 1,000,000
Other Soft Costs*:	$ 12,650,126
Developer Fee:	$ 12,500,000
Post Construction Interest & Reserves:	$ 2,924,946
Total Uses:	$ 156,250,000

Terms of Transaction:

Amount:	$156,250,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	October, 2017

Public Benefit:

A total of 440 senior households will be able to enjoy high quality, independent, affordable housing in the City of Santa Ana. 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 garden and several types of relaxation areas. The construction of this project will provide affordable, high quality housing in the City of Santa Ana for 55 years.

Percent of Restricted Rental Units in the Project: 100%
10% (44 Units) restricted to 50% or less of area median income households; and
90% (396 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:	Orrick, Herrington & Sutcliffe LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Katten Muchin Rosenmann LLP
Financial Advisor:	Miller Housing Advisors

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of $156,250,000 for Villa Court Senior Apartments affordable senior and multi-family housing facility located in the City of Santa Ana, 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.

FIRST POINT SENIOR APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	Pacific West Communities, Inc.
Action:	Initial Resolution
Amount:	$112,5000,000
Purpose:	Finance Affordable Senior Rental Housing Facility Located in the City of Santa Ana, Orange County, California
Activity:	Affordable Housing
Meeting:	June 3, 2016

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 First Point Senior Apartments is a new construction project located on a 5-acre portion of vacant land located in the City of Santa Ana. The project will consist of 8 wood framed buildings supported by perimeter foundations with concrete slab flooring and vinyl siding. There will be a total of 348 senior units. The project will have three units for the managers. The project will target seniors 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 gardens with several types of

sitting areas. This development will provide the City of Santa Ana with 338 much needed units of affordable housing for the next 55 years.

The City of Santa Ana:

The City of Santa Ana is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately $24,166 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:	
Tax-Exempt Bond A:	$ 65,000,000
Tax-Exempt Bond B:	$ 25,000,000
LIH Tax Credit Equity:	$ 7,265,488
Deferred Costs:	$ 1,924,946
Deferred Contractor Profit:	$ 2,000,000
Deferred Developer Fee:	$ 11,309,566
Total Sources:	$ 112,500,000
Uses of Funds:	
Land Acquisition:	$ 0
Construction Costs:	$ 82,437,844
Financing Costs:	$ 5,724,218
Architecture & Engineering:	$ 1,000,000
Other Soft Costs*:	$ 9,576,003
Developer Fee:	$ 11,500,000
Post Construction Interest & Reserves:	$ 2,261,935
Total Uses:	$ 112,500,000

Terms of Transaction:

Amount:	$112,500,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	October, 2017

Public Benefit:

A total of 348 senior households will be able to enjoy high quality, independent, affordable housing in the City of Santa Ana. 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 play facility and several types of relaxation areas. The construction of this project will provide affordable, high quality housing in the City of Santa Ana for 55 years.

Percent of Restricted Rental Units in the Project: 100%
10% (35 Units) restricted to 50% or less of area median income households; and
90% (310 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:	Orrick, Herrington & Sutcliffe LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Katten Muchin Rosenmann LLP
Financial Advisor:	Miller Housing Advisors

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of $112,500,000 for First Point Apartments affordable multi-family housing facility located in the City of Santa Ana, 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.

FIRST POINT APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	Pacific West Communities, Inc.
Action:	Initial Resolution
Amount:	$157,5000,000
Purpose:	Finance Affordable Multi-Family Affordable Rental Housing Facility Located in the City of Santa Ana, Orange County, California
Activity:	Affordable Housing
Meeting:	June 3, 2016

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 First Point Apartments is a new construction project located on a 5-acre portion of vacant land located in the City of Santa Ana. The project will consist of 8 wood framed buildings supported by perimeter foundations with concrete slab flooring and vinyl siding. There will be a total of 348 multi-family units. The project will have three units for the managers. The project will target seniors 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 play structures with several types

of sitting areas. This development will provide the City of Santa Ana with 338 much needed units of affordable housing for the next 55 years.

The City of Santa Ana:

The City of Santa Ana is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately $30,166 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:	
Tax-Exempt Bond A:	$ 92,250,000
Tax-Exempt Bond B:	$ 36,559,566
LIH Tax Credit Equity:	$ 8,265,488
Deferred Costs:	$ 2,924,946
Deferred Contractor Profit:	$ 5,000,000
Deferred Developer Fee:	$ 12,500,000
Total Sources:	$ 154,500,000
Uses of Funds:	
Land Acquisition:	$ 2,064,522
Construction Costs:	$ 118,726,173
Financing Costs:	$ 8,546,517
Architecture & Engineering:	$ 1,000,000
Other Soft Costs*:	$ 11,038,350
Developer Fee:	$ 12,500,000
Post Construction Interest & Reserves:	$ 3,624,438
Total Uses:	$ 157,500,000

Terms of Transaction:

Amount:	$157,500,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	October, 2017

Public Benefit:

A total of 348 family households will be able to enjoy high quality, independent, affordable housing in the City of Santa Ana. 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 play facility and several types of relaxation areas. The construction of this project will provide affordable, high quality housing in the City of Santa Ana for 55 years.

Percent of Restricted Rental Units in the Project: 100%
10% (35 Units) restricted to 50% or less of area median income households; and
90% (310 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:	Orrick, Herrington & Sutcliffe LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Katten Muchin Rosenmann LLP
Financial Advisor:	Miller Housing Advisors

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of $157,500,000 for First Point Apartments affordable multi-family housing facility located in the City of Santa Ana, 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.

OAKLAND INTERNATIONAL STATION APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	Pacific West Communities, Inc.
Action:	Initial Resolution
Amount:	$125,000,000
Purpose:	Finance Affordable Multi-Family & Senior Rental Housing Facility Located in the City of Oakland, Alameda County, California
Activity:	Affordable Housing
Meeting:	June 3, 2016

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 200 multi-family units and 132 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:	$125,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	October, 2016

Public Benefit:

A total of 335 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%
27% (89 Units) restricted to 50% or less of area median income households; and
73% (246 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 $125,000,000 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.

VILLAGE AT BURLINGAME APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	Pacific West Communities, Inc.
Action:	Initial Resolution
Amount:	$80,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Burlingame, San Mateo County, California
Activity:	Affordable Housing
Meeting:	June 3, 2016

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:	80,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	July, 2017

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 $80,000,000 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.

ESPERANZA CROSSING APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	Mercy Housing California
Action:	Initial Resolution
Amount:	$11,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the County of Yolo, California
Activity:	Affordable Housing
Meeting:	June 3, 2016

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 participated in over ten Mercy Housing projects.

The Project:

The Esperanza Crossing Apartments project is a new construction project that is located on Woodland Avenue in Yolo County, CA. The project will be comprised of 40 affordable apartment units. There will be a mixture of one-, two- and three-bedroom units. 39 apartment

units will be restricted to residents with household incomes no greater than 55% of the Area Median Income. Amenities will include a community building, community Wi-Fi and green area. The project will be located close to transit services, shopping, schools and a library. The financing of this project will result in the creation of 39 affordable apartments for the next 55 years in Yolo County.

The County of Yolo:

The County of Yolo is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the County is expected to receive approximately $5,000 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:		
Tax-Exempt Bond:	$	8,000,000
Bank Financing:	$	1,437,000
Yolo County HTF:	$	300,000
HOME/FTLB Funds:	$	3,547,124
Total Sources:	$	13,284,124
Uses of Funds:		
Land Acquisition:	$	332,000
New Construction:	$	7,626,945
Architectural & Engineering:	$	415,000
Legal & Professional:	$	110,500
Permits and Fees:	$	1,202,725
Soft Costs:	$	355,987
Interest, Taxes, Fees:	$	570,803
Reserves and Developer Fees:	$	2,439,976
Costs of Issuance:	$	230,188
Total Uses:	$	13,284,124

Terms of Transaction:

Amount:	$11,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	March 2017

Public Benefit:

A total of 39 families will be able to enjoy high quality, independent, affordable housing in the County of Yolo. The project will provide amenities such as a community building, landscaped open areas, after school programs, and community Wi-Fi. The following services will also be provided; after school programs, health & wellness programs, computer education.

Percent of Restricted Rental Units in the Project: 97.5%
97.50% (39 Units) restricted to 55% or less of area median income households
Unit Mix: 1-, 2- & 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, Inc.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of $11,000,000 for Esperanza Crossing Apartments affordable multi-family housing facility located in the County of Yolo, California.

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

CHESTNUT SQUARE SENIOR HOUSING APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	MidPen Housing Corporation
Action:	Initial Resolution
Amount:	$30,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Livermore, Alameda County, California
Activity:	Senior Affordable Housing
Meeting:	June 3, 2016

Background:

MidPen Housing Corporation ("MidPen") is one of the nation's leading non-profit developers, owners and managers of high-quality affordable housing. MidPen has developed over 100 communities and 6,600 homes for low-income families, seniors and special needs individuals throughout Northern California over the last 40 years. MidPen's developments are award-winning and nationally recognized. MidPen has extensive experience in site acquisition and planning, entitlements, community outreach, design, and construction management. The organization has a solid track record in securing both public and private funding and proven expertise in positioning projects for long-term financial sustainability. In addition, MidPen provides comprehensive on-site services and programs to help residents advance. These services are delivered through the organization's staff and a network of over 300 service provider partners. The CMFA has worked with Mid-Peninsula Housing Coalition in over 10 transactions.

The Project:

The Chestnut Square Senior Housing Apartments is a new construction development of a 74-unit multifamily senior affordable housing project. MidPen was selected by the City of Livermore to develop a site at the corner of Chestnut and P Streets near downtown. The vision of the site is to create a vibrant mixed-income, multigenerational community that maximizes the site's development potential. A market rate development will be built on an adjacent parcel by a separate developer. Chestnut Square Senior Housing is one phase of a two-phase affordable housing development and will be made up of 3 studio, 70 one-bedroom units and 1 two-bedroom manger's units over approximately .87 acres. The development will utilize a combination of surface and podium parking and the building will be four stories of wood frame construction over

a half-level below grade concrete parking podium. The parking garage will have approximately 42 spaces along with utility and storage areas. The surface parking will provide approximately 16 spaces. On-site community amenities will include one elevator, a community room with kitchen, laundry facilities, a balance room, a computer room, on-site manager's office and resident services offices. Outdoor amenities will include a common courtyard with playground. This financing will help create 73 units of high quality, affordable housing for low-income senior households in the City of Livermore for the next 55 years.

The City of Livermore:

The City of Livermore 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 $12,161 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:		
Tax-Exempt Bond:	$	19,458,000
City of Livermore Loan:	$	5,000,000
City of Livermore Acq. Loan:	$	3,902,000
County of Alameda:	$	500,000
AHP:	$	730,000
Equity:	$	1,406,000
Total Sources:	$	30,996,000
Uses of Funds:		
Land Acquisition:	$	3,902,000
New Construction:	$	23,446,000
Architectural & Engineering:	$	1,664,500
Legal & Professional:	$	160,500
Construction Interest & Fees:	$	1,315,000
Developer Fee (During Construction):	$	400,000
Costs of Issuance:	$	108,000
Total Uses:	$	30,996,000

Terms of Transaction:

Amount:	$30,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	November 2017

Public Benefit:

A total of 73 senior households will be able to enjoy high quality, independent, affordable housing in the City of Livermore for the next 55 years. The project will have on-site supportive services available free of charge to residents.

Percent of Restricted Rental Units in the Project: 100%

11% (8 Units) restricted to 30% or less of area median income households; and
22% (16 Units) restricted to 40% or less of area median income households; and
41% (30 Units) restricted to 50% or less of area median income households; and
26% (19 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
Borrower Counsel:	Goldfarb and Lipman 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 Chestnut Square Senior Housing Apartments senior affordable multi-family housing facility located in the City of Livermore, Alameda County, California.

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

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

CHESTNUT SQUARE FAMILY HOUSING APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	MidPen Housing Corporation
Action:	Initial Resolution
Amount:	$30,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Livermore, Alameda County, California
Activity:	Affordable Housing
Meeting:	June 3, 2016

Background:

MidPen Housing Corporation ("MidPen") is one of the nation's leading non-profit developers, owners and managers of high-quality affordable housing. MidPen has developed over 100 communities and 6,600 homes for low-income families, seniors and special needs individuals throughout Northern California over the last 40 years. MidPen's developments are award-winning and nationally recognized. MidPen has extensive experience in site acquisition and planning, entitlements, community outreach, design, and construction management. The organization has a solid track record in securing both public and private funding and proven expertise in positioning projects for long-term financial sustainability. In addition, MidPen provides comprehensive on-site services and programs to help residents advance. These services are delivered through the organization's staff and a network of over 300 service provider partners. The CMFA has worked with Mid-Peninsula Housing Coalition in over 10 transactions.

The Project:

The Chestnut Square Family Housing Apartments is a new construction development of a 43-unit multifamily affordable housing project. MidPen was selected by the City of Livermore to develop a site at the corner of Chestnut and P Streets near downtown. The vision of the site is to create a vibrant mixed-income, multigenerational community that maximizes the site's development potential. A market rate development will be built on an adjacent parcel by a separate developer. Chestnut Square Family Housing is one phase of a two-phase affordable housing development and will be made up of 6 one-bedroom, 21 two-bedroom and 16 three-bedroom units over approximately 1.65 acres. The development will utilize a combination of surface and podium parking and the building will be four stories of wood frame construction over a half-level below

grade concrete parking podium. The parking garage will have approximately 38 spaces along with utility and storage areas. The surface parking will provide approximately 44 spaces. On-site community amenities will include one elevator, a community room with kitchen, laundry facilities, an afterschool program/ computer room, on-site manager's office and resident services offices. Outdoor amenities will include a common courtyard with playground. This financing will help create 42 units of high quality, affordable housing for low-income households in the City of Livermore for the next 55 years.

The City of Livermore:

The City of Livermore 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 $10,802 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:		
Tax-Exempt Bond:	$	17,282,000
City of Livermore Loan:	$	5,000,000
City of Livermore Acq. Loan:	$	2,298,000
County of Alameda:	$	685,000
AHP:	$	420,000
Equity:	$	1,274,000
Total Sources:	$	26,959,000
Uses of Funds:		
Land Acquisition:	$	2,298,000
New Construction:	$	21,535,000
Architectural & Engineering:	$	1,292,500
Legal & Professional:	$	140,500
Construction Interest & Fees:	$	1,192,000
Developer Fee (During Construction):	$	400,000
Costs of Issuance:	$	101,000
Total Uses:	$	26,959,000

Terms of Transaction:

Amount:	$30,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	November 2017

Public Benefit:

A total of 42 households will be able to enjoy high quality, independent, affordable housing in the City of Livermore for the next 55 years. The project will have on-site supportive services available free of charge to residents.

Percent of Restricted Rental Units in the Project: 100%

12% (5 Units) restricted to 30% or less of area median income households; and
21% (9 Units) restricted to 40% or less of area median income households; and
41% (17 Units) restricted to 50% or less of area median income households; and
26% (11 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:	Goldfarb and Lipman 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 Chestnut Square Family Housing Apartments affordable multi-family housing facility located in the City of Livermore, Alameda County, California.

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

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

ROSEFIELD VILLAGE APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	Housing Authority of the City of Alameda
Action:	Initial Resolution
Amount:	$26,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Alameda, Alameda County, California
Activity:	Affordable Housing
Meeting:	June 3, 2016

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 66-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 signification 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 66 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:	$	879,049
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:	$	416,597
Total Uses:	$	41,093,519

Terms of Transaction:

Amount:	$26,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	June 2016

Public Benefit:

A total of 66 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% (66 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 $26,000,000 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.

EASTGATE AT CREEKSIDE APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	Affirmed Housing Group
Action:	(Initial) Final Resolution
Amount:	$10,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of San Marcos, San Diego County, California
Activity:	Affordable Housing
Meeting:	June 3, 2016

Background:

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

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

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

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

The Project:

The Eastgate at Creekside Apartments is a new construction, mixed-use development project. The project will be comprised of 41 affordable apartment units and 10,640 square feet of commercial space. There will be a mixture of one-, two- and three-bedroom units. The project will be located on a 2.85 acre lot located at 100 Creekside Dr. in the City of San Marcos, California. All apartment units will be restricted to residents with household incomes no greater than 60% of the Area Median Income. The financing of this project will result in the creation of 41 affordable apartments for the next 55 years in the City of San Marcos.

The County of San Diego:

The County of San Diego is a member of the CMFA and held a TEFRA hearing on June 9, 2015. Upon closing, the County is expected to receive approximately $5,625 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds:	$ 9,000,000	$ 2,890,500
San Marcos Housing Funds:	$ 2,790,000	$ 3,100,000
San Marcos Land Contribution:	$ 3,200,000	$ 3,200,000
LIH Tax Credit Equity:	$ 2,030,038	$ 6,383,758
San Marcos Predevelopment Funds:	$ 600,000	$ 600,000
HOME Funds:	$ 996,771	$ 1,940,000
Deferred Developer Fee:	$ 290,742	$ 290,742
Other Costs Deferred Until Perm:	$ (502,551)	$ 343,228
Total Sources:	$ 18,405,000	$ 18,405,000

Uses of Funds:	
Acquisition/Land Purchase:	$ 3,200,000
Hard Construction Costs:	$ 8,222,000
Architect and Engineering Fees:	$ 1,326,000
On & Off Site Costs:	$ 1,890,000
Developer Fee:	$ 1,800,000
Contractor Overhead & Profit:	$ 307,000
Cost of Issuance:	$ 300,000
Capitalized Interest:	$ 182,000
Other Soft Costs*:	$ 1,178,000
Total Uses:	$ 18,405,000

Terms of Transaction:

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

Public Benefit:

A total of 41 families will be able to enjoy high quality, independent, affordable housing in the City of San Marcos, California. Services at the complex will include a community room, central laundry facility and an outdoor BBQ area with seating. There will also be an after school program available along with financial education and veterans outreach services.

Percent of Restricted Rental Units in the Project: 100%
12% (5 Units) restricted to 50% or less of area median income households; and
88% (36 Units) restricted to 60% or less of area median income households
Unit Mix: One-, two-, and three-bedrooms
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Orrick, Herrington & Sutcliffe, LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Incorvaia & Associates

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a (Initial) Final Resolution of $10,000,000 for Eastgate at Creekside Apartments affordable multi-family housing facility located in the City of San Marcos, San Diego County, California.

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

CALIFORNIA CROSSPOINT HIGH SCHOOL
PROJECT SUMMARY AND RECOMMENDATIONS

Applicant:	California Crosspoint High School
Action:	Final Resolution
Amount:	$8,000,000
Purpose:	Finance Educational and Administrative Facilities for California Crosspoint High School located in the City of Hayward, County of Alameda, California.
Activity:	Educational Facilities
Meeting:	June 3, 2016

Background:

California Crosspoint High School ("CCHS") is a fully accredited high school with an excellent academic track record which is grounded in Christian values and the Chinese culture. Chinese Christian Schools ("CCS") began in 1979 as a K-12 educational ministry of the Bay Area Chinese Bible Church. From their first classes held in two small apartments in Oakland, CCS, recently renamed as CCHS, has grown and emerged today as an award-winning, highly regarded high school with an ongoing partnership with their founding church. CCHS warmly welcomes students of any faith tradition, race, or ethnicity who value learning and are ready for a rewarding high school experience. Their small student body of over 225 students and quiet location along the San Francisco Bay allow them to maintain a nurturing family atmosphere. Although they are known for excellence in academics, their menu of extra-curricular activities gives their students abundant opportunities to become well-rounded, contributing citizens.

The Project:

The proceeds of the Bonds will be used to: (1) finance the acquisition, improvement and equipping of a private education facility located at 25500 Industrial Boulevard, Hayward, California; and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned and operated by the California Crosspoint High School, a nonprofit religious corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986.

The County of Alameda:

The County of Alameda is a member of the CMFA and is scheduled to hold a TEFRA hearing June 7, 2016. Upon closing, the County is expected to receive up to $5,333 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:		
Tax-Exempt Bonds:	$	7,299,750
Subordinated Debt:	$	1,821,000
Capital Campaign Funds:	$	1,265,500
Total Sources:	$	10,386,250
Uses of Funds:		
New Construction:	$	250,000
Building Acquisition:	$	9,733,500
State Guarantee Fee:	$	62,500
Cost of Issuance:	$	340,250
Total Uses:	$	10,386,250

Terms of Transaction:

Amount:	$8,000,000
Maturity:	April 2046
Collateral:	Deed of Trust & Revenue Fund Pledge
Credit Enhancement:	Small Business Loan Guarantee ($2.5M)
Bond Purchasers:	Private Placement
Estimated Closing:	July 2016

Public Benefit:

The project will allow up to 400 high school and 150 middle school students to attend a National Blue Ribbon School of Excellence. Eventually, at least 100 staff will be employed at the site and the educational institution and community resource center will create jobs, provide a more highly skilled labor force, attract families to the community and attract local and international businesses to the area.

Finance Team:

Placement Agent:	Zions Bank
Bond Purchaser:	California Bank & Trust
Bond Counsel:	Jones Hall, APLC
Issuer's Counsel:	Jones Hall, APLC
Purchaser's Counsel:	Bryan Cave LLP
Borrower's Counsel:	Burr and Forman LLP
Financial Advisor:	Legacy One Group

Recommendation:

The Executive Director recommends that the CMFA Board of Directors adopt a Final Resolution in the amount of $8,000,000 for the California Crosspoint High School located in the City of Hayward, Alameda County, California.

CRYSTAL SPRINGS UPLAND SCHOOL
PROJECT SUMMARY AND RECOMMENDATIONS

Applicant:	Crystal Springs Upland School
Action:	Final Resolution
Amount:	$32,000,000
Purpose:	Finance and Refinance Educational and Administrative Facilities for Crystal Springs Upland School located in the Cities of Belmont and Hillsborough, County of San Mateo, California.
Activity:	Educational Facilities
Meeting:	June 3, 2016

Background:

Crystal Springs Uplands School ("CSUS" or the "School") is an independent, coeducational, college preparatory day school for grades six through twelve with a total enrollment of approximately 350. Founded in 1952, the School is located on a ten-acre suburban campus on the San Francisco Peninsula in Hillsborough, California. The School's goal is to equip students with a passion for lifelong learning by encouraging individual leadership, cooperative interaction, intellectual risk-taking, and a respect for one's self and for the view of others. CSUS believes that students learn best in an environment that promotes learning within a community of mutual trust, caring and respect.

The Project:

CSUS, a nonprofit public benefit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, wishes to (a) finance and refinance all or a portion of the acquisition, construction, improvement and equipping of certain educational facilities, including related administrative facilities, site improvements, and parking, located in the County of San Mateo (the "County"), including but not limited to (i) the purchase of approximately 6.24 acres of real property located at 6-8 and 10 Davis Drive, in the City of Belmont, California, to serve as the School's middle school campus (the "Middle School Campus"); (ii) construction of an academic building and a multi-purpose building on the Middle School Campus and development of educational facilities and related facilities thereon; and (iii) renovation and improvements on the

School's upper school campus, the address of which is 400 Uplands Drive (the "Upper School Campus"), in the City of Hillsborough, California (collectively, the "Project"); and (b) pay costs of issuance and certain interest with respect to the Loan.

The County of San Mateo:

The County of San Mateo is a member of the CMFA and is scheduled to hold a TEFRA hearing June 28, 2016. Upon closing, the County is expected to receive up to $10,333 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	
Tax-Exempt Bonds:	$ 32,000,000
Capital Campaign Funds:	$ 27,948,500
Total Sources:	$ 59,948,500
Uses of Funds:	
Land Acquisition:	$ 11,200,000
Rehabilitation:	$ 1,825,000
New Construction:	$ 35,400,000
Soft/Entitlement Costs/Permitting, etc:	$ 8,447,500
Development Agreement:	$ 1,000,000
Traffic Mitigation:	$ 1,500,000
Cost of Issuance:	$ 576,000
Total Uses:	$ 59,948,500

Terms of Transaction:

Amount:	$32,000,000
Maturity:	June 2046
Collateral:	Deed of Trust & Revenue Fund Pledge
Bond Purchasers:	Private Placement
Estimated Closing:	June 2016

Public Benefit:

The Crystal Springs Upland School provides quality education to approximately 350 students and allocated over $2.2M to 23% of the student body. The new school will serve a limit of 240 sixth, seventh, and eighth grade students and employ up to 43 faculty and staff. The campus will include a main academic building, a multi-purpose building, a gymnasium, a soccer field and an enclosed swimming pool that may be constructed at a later date. In addition to the educational benefits to the students, CSUS will pay the City of Belmont a $1,000,000 upfront payment and $250,000 ongoing annual payments to the General Fund.

Finance Team:

Placement Agent:	George K. Baum & Company
Bond Purchaser:	Boston Private Bank & Trust
Special Tax Counsel:	Squire Patton Boggs, LLC
Issuer's Counsel:	Jones Hall, APLC
Bond Purchaser's Counsel:	Squire Patton Boggs, LLC
Borrower's Counsel:	Law Offices of Rossi A. Russell

Recommendation:

The Executive Director recommends that the CMFA Board of Directors adopt a Final Resolution in the amount of $32,000,000 for the Crystal Springs Upland School located in the Cities of Belmont and Hillsborough, San Mateo County, California.

California
Municipal Finance Authority

INFORMATIONAL ITEMS FOR THE CMFA
SUMMARY AND RECOMMENDATIONS

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

Action: Each meeting, the board has the opportunity to discuss, without taking any formal actions on items;

A. Executive Director Report
B. Marketing Update
C. Membership Update
D. Transaction Update
E. Legislative Update
F. Internal Policies and Procedures
G. Legal Update

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).

GARDEN GROVE SENIOR APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	Pacific West Communities, Inc.
Action:	Initial Resolution
Amount:	$150,000,000
Purpose:	Finance Affordable Multi-Family Affordable Rental Housing Facility Located in the City of Garden Grove, Orange County, California
Activity:	Affordable Housing
Meeting:	June 3, 2016

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 Garden Grove Senior Apartments is a new construction project located on a 5-acre portion of vacant land located in the City of Garden Grove. The project will consist of 8 wood framed buildings supported by perimeter foundations with concrete slab flooring and vinyl siding. There will be a total of 490 senior-family units. The project will have three units for the managers. The project will target seniors 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 gardens with several types of

sitting areas. This development will provide the City of Garden Grove with 490 much needed units of affordable senior housing for the next 55 years.

The City of Garden Grove:

The City of Garden Grove is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive up to $29,884 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:	
Tax-Exempt Bond A:	$ 90,250,000
Tax-Exempt Bond B:	$ 34,059,566
LIH Tax Credit Equity:	$ 8,265,488
Deferred Costs:	$ 2,924,946
Deferred Contractor Profit:	$ 3,000,000
Deferred Developer Fee:	$ 11,500,000
Total Sources:	$ 150,000,000
Uses of Funds:	
Land Acquisition:	$ 2,064,522
Construction Costs:	$ 111,726,173
Financing Costs:	$ 8,546,517
Architecture & Engineering:	$ 1,000,000
Other Soft Costs*:	$ 11,038,350
Developer Fee:	$ 12,000,000
Post Construction Interest & Reserves:	$ 3,624,438
Total Uses:	$ 150,000,000

Terms of Transaction:

Amount:	$150,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	October, 2017

Public Benefit:

A total of 490 senior households will be able to enjoy high quality, independent, affordable housing in the City of Garden Grove. 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 gardens and several types of relaxation areas. The construction of this project will provide affordable, high quality housing in the City of Garden Grove for 55 years.

Percent of Restricted Rental Units in the Project: 100%
100% (490 Units) restricted to 50% 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:	Orrick, Herrington & Sutcliffe LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Katten Muchin Rosenmann LLP
Financial Advisor:	Miller Housing Advisors

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of $150,000,000 for Garden Grove Senior Apartments affordable multi-family housing facility located in the City of Garden Grove, 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.

2012 BERKELEY WAY-HOPE CENTER APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	BRIDGE Housing Corporation
Action:	Initial Resolution
Amount:	$16,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Berkeley, County of Alameda, California
Activity:	Affordable Housing
Meeting:	June 3, 2016

Background:

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

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

The CMFA has participated in over 10 other BRIDGE Housing transactions.

The Project:

The 2012 Berkeley Way-HOPE Center Apartments project is a new construction development that will be located at 2012 Berkeley Way, in Berkeley, California. The project will be a 30-unit multi-family affordable housing facility made up of one building with studio apartments. The property will include a laundry room, community room with use of kitchen and an outdoor green space. The project will be located a block away from both north-south and east-west bus routes. One hundred percent of the units will be restricted to households with incomes no greater than 50% of the Area Median Income. The financing of this project will result in providing affordable housing for 30 households in the City of Berkeley for 55 years.

The City of Berkeley:

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

Proposed Construction Financing:

Sources of Funds:		
Tax-Exempt Bond:	$	12,000,000
City of Berkeley Gap Loan:	$	816,367
AHP:	$	300,000
Equity:	$	412,981
Total Sources:	$	13,529,348
Uses of Funds:		
Land Acquisition:	$	20,000
New Construction:	$	11,113,984
Architectural & Engineering:	$	491,576
Legal and Professional Fees:	$	20,000
Permits:	$	450,000
Indirect Expenses:	$	298,459
Carrying Charges/ Financing:	$	385,309
Syndication Costs/ Dev. Fee:	$	485,000
Costs of Issuance:	$	265,020
Total Uses:	$	13,529,348

Terms of Transaction:

Amount:	$16,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	June 2017

Public Benefit:

A total of 30 households will be able to enjoy high quality, independent, affordable housing in the City of Berkeley 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: Studio units
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Quint and Thimmig, LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Goldfarb Lipman
Financial Advisor:	Community Economics

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of $16,000,000 for 2012 Berkeley Way-HOPE Center Apartments affordable multi-family housing facility located in the City of Berkeley, Alameda County, California.

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

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

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 #
Veterans Career Xchange	06/03/2016	19
Vietnam Veterans of Diablo Valley	06/03/2016	21
Kennedy Commision	05/20/2016	12
Project Angel Food	05/20/2016	15
VETSHELPINGVETERANS	05/20/2016	20
Families for Children	04/29/2016	8
Calicinto Ranch, Inc.	03/18/2016	2
Center Therapy for Handi-Capable Equestrians aka T.H.E. Center	03/18/2016	4
Education Synergy Alliance	03/18/2016	7
South Bay Community Services, Chula Vista Promise Neighborhood Pro	03/18/2016	16
Independent Cities Association, Inc	02/05/2016	11
Alzheimer's Family Services Center	12/11/2015	1
Home on the Green Pastures	12/11/2015	10
OneOC	12/11/2015	14
The Pure Game	11/20/2015	17
Children's Law Center of California	10/30/2015	5
Tomorrow's Aeronautical Museum	10/09/2015	18
Los Angeles Regional Food Bank	09/18/2015	13
Hispanic Chamber of Commerce Education Foundation	08/28/2015	9
Desert AIDS Project	08/07/2015	6
CCEF (California Consortium of Educational Foundations)	06/26/2015	3

Index of Charities

Name	List Date	Page #
Alzheimer's Family Services Center	12/11/2015	1
Calicinto Ranch, Inc.	3/18/2016	2
CCEF (California Consortium of Educational Foundations)	6/26/2015	3
Center Therapy for Handi-Capable Equestrians aka T.H.E. Center	3/18/2016	4
Children's Law Center of California	10/30/2015	5
Desert AIDS Project	8/7/2015	6
Education Synergy Alliance	3/18/2016	7
Families for Children	4/29/2016	8
Hispanic Chamber of Commerce Education Foundation	8/28/2015	9
Home on the Green Pastures	12/11/2015	10
Independent Cities Association, Inc	2/5/2016	11
Kennedy Commision	5/20/2016	12
Los Angeles Regional Food Bank	9/18/2015	13
OneOC	12/11/2015	14
Project Angel Food	5/20/2016	15
South Bay Community Services, Chula Vista Promise Neighborhood	3/18/2016	16
The Pure Game	11/20/2015	17
Tomorrow's Aeronautical Museum	10/9/2015	18
Veterans Career Xchange	6/3/2016	19
VETSHELPINGVETERANS	5/20/2016	20
Vietnam Veterans of Diablo Valley	6/3/2016	21

Alzheimer's Family Services Center

9451 Indianapolis Avenue

Huntington Beach , CA 92646 County Orange

www.afscenter.org

FEIN 95-3463975 Founded: 2007

Previous Donation: ○ Yes ◉ No List Date 12/11/2015

Mission:

Alzheimer's Family Services Center was the first dementia care program established in Orange County and has been improving the quality of life for families challenged by dementias for 35 years.
Alzheimer's Family Services Center is the only day care facility in Orange County dedicated exclusively to the care of people with Alzheimer's or another dementia.

Our mission is to improve quality of life for families challenged by Alzheimer's disease or another dementia through services tailored to meet individual needs.
Our vision is to be the premier provider of innovative programs and services dedicated to compassionate, individualized care that improves the lives of individuals and families living with dementia.

Impact:

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

Financial Information: IRS Form 990 for FY 2015

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

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

Calicinto Ranch, Inc.

PO Box 1225

San Jacinto , CA 92581 County Riverside

www.calicintoranch.org

FEIN 42-1579061 Founded: 2002

Previous Donation: ○ Yes ◉ No List Date 3/18/2016

Mission:

Our target population is children, ages seven to fifteen, of incarcerated parents. There are over 70,000 of these victims in Southern California, and statistics show that these children are five times more likely to end up in prison (The Barna Research Group).

The founding family chose to serve this population because of a child's cry to God in a Sunday school classroom for his Daddy that was taken away to prison. Sunday school teacher Sophia Pirelli shared with her family how this little boy touched her heart! That day the Lord put a desire and passion in the hearts of the family to serve and minister to these vulnerable children, and at that point the family chose to dedicate the family ranch to these high-risk forgotten hurting and needy victims.

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	$221,462	42.4%	
Contributions	300,968	57.6%	
Other			
Total Revenue:	$522,430	100.0%	
Expenses:			
Program	$426,891	78.8%	
Administration	85,413	15.8%	
Fund Raising	29,605	5.5%	
Total Expenses:	$541,909	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	($19,479)		
Net Assets:	($97,992)		

BOD: Henry Pirelli; Sophia Pirelli; Marcela Pirelli Thompson; Carmela Pirelli Heikkila; Daniela Pirelli; Hanns Manship; Jeff McKinley; Darrel Dixon; Hal Adams; Joe Mudd; Kurt Johnston; Eddie Yeh; Joanne Pirelli; Mel Kennedy; Steve Jordan; Jerry Damato; Bill Cramer

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	12,677	44.6%	
Total Revenue:	$28,402	100.0%	
Expenses:			
Program	$35,328	87.2%	
Administration	4,684	11.6%	
Fund Raising	502	1.2%	
Total Expenses:	$40,514	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	($12,112)		
Net Assets:	$13,364		

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

Center Therapy for Handi-Capable Equestrians aka T.H.E. Center

27260 Girard St.

Hemet , CA 92544 County Riverside

www.t-h-e-center.org

FEIN 33-0119318 Founded: 1990

Previous Donation: ○ Yes ◉ No List Date 3/18/2016

Mission:

Therapeutic Riding Instruction involves teaching children & adults with special needs horse care and horseback riding. Horses can give riders who need help with the ordinary tasks of daily living a sense of freedom and independence. Other benefits include but are not limited to: improved self confidence, increased feelings of accomplishment, improved concentration, improved listening and communication skills, improved sensory awareness, development of empathy and patience, improved balance, and motor and social skill development.

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	$19,836	11.7%	
Contributions	147,834	86.9%	
Other	2,379	1.4%	
Total Revenue:	$170,049	100.0%	
Expenses:			
Program	$142,230	50.5%	
Administration	138,059	49.1%	
Fund Raising	1,148	0.4%	
Total Expenses:	$281,437	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	($111,388)		
Net Assets:	$1,301,173		

BOD: Nadene Funkhouser; Scott Elsmore; Mary Snow; Susan Weeks; Rick Crimeni; Bonnie Wright; Lorraine Ferrini; Paula Henke

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	4,212	0.0%	
Total Revenue:	$21,817,820	100.0%	
Expenses:			
Program	$19,168,268	87.7%	
Administration	2,682,974	12.3%	
Fund Raising	8,756	0.0%	
Total Expenses:	$21,859,998	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	($42,178)		
Net Assets:	$4,837,190		

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

Desert AIDS Project

1695 N. Sunrise Way

Palm Springs , CA 92262 County Riverside

www.desertaidsproject.org

FEIN 33-0068583 Founded: 1984

Previous Donation: (•) Yes ( ) No $10,000 8/7/2015 List Date 8/7/2015

Mission:

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

Impact:

A donation will contribute to continuing operation of the organization.

Financial Information: IRS Form 990 for FY 2013

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

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

Education Synergy Alliance

123 Camino del la Reina, Suite 202 South

San Diego , CA 92108 County San Diego

sdedsynergy.org

FEIN 27-2938491 Founded: 2012

Previous Donation: ○ Yes ◉ No List Date 3/18/2016

Mission:

When we fail to provide for the education of the next generation, we fail our community. There are sparks of incredible education models throughout San Diego, but too often they remain isolated in their original school or region, or falter before they begin. Launched in October 2013, The Education Synergy Alliance (ESA) is a group of educators, business leaders, community members and innovators charged with scaling the isolated successes in our region.

Our goal is lasting system change, not short-term fixes. We believe we can make this happen by connecting change agents in the community to the partners, ideas and information they need to ensure these initiatives succeed. However, we do not implement programs. We believe the schools and their non-profit partners do it best.

Impact:

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

Financial Information: IRS Form 990 for Mission Edge for FY 2014

Revenues:	Amount	%	Notes
Government/Earned	$1,039,646	19.8%	**Education Synergy Alliance is a fiscally-sponsored project of Mission Edge San Diego**
Contributions	4,210,318	80.2%	
Other			
Total Revenue:	$5,249,964	100.0%	
Expenses:			
Program	$2,662,287	81.5%	
Administration	578,870	17.7%	
Fund Raising	24,630	0.8%	
Total Expenses:	$3,265,787	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$1,984,177		
Net Assets:	$2,156,990		

BOD: David Lynn; Duane Trombly; Steve Hermes; Molly Cartmill; Cami Mattson; Robin Ritch

Families for Children

2990 Lava Ridge Court Suite 170

Roseville , CA 95661 County Placer

www.families4children.com

FEIN 94-3083329 Founded: 1989

Previous Donation: (•) Yes ( ) No $15,000 10/11/2013 List Date 4/29/2016

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	211	0.0%	
Total Revenue:	$3,048,129	100.0%	
Expenses:			
Program	$2,507,406	83.2%	
Administration	505,360	16.8%	
Fund Raising			
Total Expenses:	$3,012,766	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$35,363		
Net Assets:	$389,870		

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

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:	$102,739	100.0%	
Expenses:			
Program	$86,330	100.0%	
Administration			
Fund Raising			
Total Expenses:	$86,330	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$16,409		
Net Assets:	$15,708		

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

Home on the Green Pastures

705 W. La Veta Ave Suite 204C

Orange , CA 92868 County Orange

www.hogp.org/eng/index.html

FEIN 33-0572943 Founded: 1993

Previous Donation: ○ Yes ◉ No List Date 12/11/2015

Mission:

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

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

Impact:

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

Financial Information: IRS Form 990 for FY 2013

Revenues:	Amount	%	Notes
Government/Earned			Program expenses are low because most of the services are performed by volunteers.
Contributions	177,654	97.2%	
Other	5,211	2.8%	
Total Revenue:	$182,865	100.0%	
Expenses:			
Program	$54,633	32.1%	
Administration	95,561	56.2%	
Fund Raising	19,789	11.6%	
Total Expenses:	$169,983	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$12,882		
Net Assets:	$612,411		

BOD: Choon Ja Whang; Yeong Hee Choi; Jennifer Kim; Myong Shin Jo; Lee D. Ohm; Patricia Y Uhm

Independent Cities Association, Inc

1601 N. Sepulveda Blvd No 744

Manhattan Beach , CA 90266 County Los Angeles

www.icacities.org

FEIN 95-3891400 Founded: 1961

Previous Donation: ○ Yes ◉ No List Date 2/5/2016

Mission:

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

Impact:

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

Financial Information: IRS Form 990 for FY 2014

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

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

Kennedy Commision

17701 Cowan Avenue, Suite 200

Irvine , CA 92614 County Orange

www.kennedycommission.org

FEIN 33-0959380 Founded: 1995

Previous Donation: (•) Yes ( ) No $5,000 11/18/2011 List Date 5/20/2016

Mission:

The Kennedy Commission is a collaborative of community members that advocates for the production of homes for Orange County families earning less than $20,000 annually. We strive to develop solutions to housing needs, affirm the dignity of families with low and extremely low-incomes and to unite communities across Orange County to support the development of homes that are affordable to all residents.

The Kennedy Commission originally convened in 1995 as an all-volunteer organization. Formally incorporated in 1999, the Kennedy Commission was named in memory of Orange County resident Ralph Kennedy, a pioneer of affordable homes and human rights advocacy. Through our extensive network, the Kennedy Commission works at the local, state, and federal levels to provide education on housing needs and to help create public policy that results in the production of homes that are affordable to those earning less than $10.00 per hour.

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	$81,845	22.9%	
Contributions	269,695	75.5%	
Other	5,495	1.5%	
Total Revenue:	$357,035	100.0%	
Expenses:			
Program	$155,665	71.0%	
Administration	32,073	14.6%	
Fund Raising	31,567	14.4%	
Total Expenses:	$219,305	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$137,730		
Net Assets:	$947,748		

BOD: Dianne Russell; Perica Bell; Brenda Rodriguez; Joseph Singh; Victoria Ramirez; Lisa Castillo; Glenn Hayes; David Levy; Nora Mendez; Rochelle Mills; Linda Wilson

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	499	0.0%	
Total Revenue:	$77,804,485	100.0%	
Expenses:			
Program	$76,648,777	97.3%	
Administration	568,562	0.7%	
Fund Raising	1,522,729	1.9%	
Total Expenses:	$78,740,068	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	($935,583)		
Net Assets:	$15,858,498		

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

OneOC

1901 E. 4th Street, Suite 100

Santa Ana , CA 92705 County Orange

www.oneoc.org

FEIN 95-2021700 Founded: 1958

Previous Donation: ○ Yes ◉ No List Date 12/11/2015

Mission:

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

Impact:

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

Financial Information: IRS Form 990 for FY 2014

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

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

Project Angel Food

922 Vine Street

Los Angeles , CA 90038 County Los Angeles

www.angelfood.org

FEIN 95-4115863 Founded: 1989

Previous Donation: (•) Yes ( ) No $10,000 1/16/2015 List Date 5/20/2016

Mission:

Project Angel Food's mission is to nourish people debilitated by critical illnesses. We believe they should not also suffer the ravages of hunger and malnutrition, which can lead to catastrophic deterioration in their already fragile health.
We operate with the knowledge that food is medicine so we medically tailor our recipes and design our freshly-cooked meals to offer optimum benefits: overall improved health, efficacy of vital medications, prevention of secondary illnesses, optimum body weight and more.
Our client services and nutrition services teams assist clients in accessing other health resources and help them better understand the positive impact of healthy eating in their fight against disease and their overall life. We also provide a friendly ear during one of the most challenging experiences possible.

Impact:

A donation would assist in the furtherance of their mission

Financial Information: IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned	$548,402	12.0%	
Contributions	3,971,759	87.2%	
Other	35,837	0.8%	
Total Revenue:	$4,555,998	100.0%	
Expenses:			
Program	$3,400,318	83.3%	
Administration	355,917	8.7%	
Fund Raising	327,023	8.0%	
Total Expenses:	$4,083,258	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$472,740		
Net Assets:	$3,962,324		

BOD: Joe Mannis; Robert Bauer; Bobby Ralston; Peter Helenek; David Couper; Andre Dawson; Bert Edwards; Wayne Elias; Adam Ma; Ardis Moe; Faye Moseley; Pauley Perrette; Filippo Puglisi-Alibrandi; Tim Robinson; Richard Ayoub

South Bay Community Services, Chula Vista Promise Neighborhood Program

430 F. Street

Chula Vista , CA 91910 County San Diego

www.cvpromise.org and www.southbaycommunityservices.org

FEIN Founded: 1971

Previous Donation: ○ Yes ◉ No List Date 3/18/2016

Mission:

Since 1971, South Bay Community Services (SBCS) has developed programs on the belief that family struggles do not remain isolated - families as a whole are affected as well as the communities in which they live. That's why it made perfect sense for SBCS and its collaborative partners to bring the Promise to Chula Vista - a city long recognized as a city of partnerships. Together with SBCS, CVPromise Partners developed an impressive plan for a holistic and seamless continuum of 'cradle to career' solutions to provide a clear and viable pathway to college and career success.

Impact:

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

Financial Information: IRS Form 990 for FY 2014 South Bay

Revenues:	Amount	%	Notes
Government/Earned	$23,324,540	93.6%	
Contributions	1,168,011	4.7%	
Other	418,558	1.7%	
Total Revenue:	$24,911,109	100.0%	
Expenses:			
Program	$21,832,981	88.4%	
Administration	2,787,794	11.3%	
Fund Raising	82,724	0.3%	
Total Expenses:	$24,703,499	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$207,610		
Net Assets:	$538,254		

BOD: Charles Moore; Maria Mora; Dave Rowlands; Anthony Perez; Fran Muncey; Sue Belmonte; Adolfo Gonzales; Ceanne Guerra; Diane Rose; John Nelson; Nancy Kerwin

The Pure Game

1505 E. 17th Street, Suite 211

Santa Ana , CA 92705 County Orange

www.thepuregame.org

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:	$322,241	100.0%	
Expenses:			
Program	$211,685	70.4%	
Administration	41,289	13.7%	
Fund Raising	47,518	15.8%	
Total Expenses:	$300,492	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$21,749		
Net Assets:	$7,670		

BOD: Tony Everett; Chris Panaia; Jeanette Valencia; Octavio Valente; Jimmy Puccini; Sven Johnston; Erik Woodbury; Zena Peltier; Andy Downer; Mike Fransz; 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:	$332,245	100.0%	
Expenses:			
Program	$346,177	79.5%	
Administration	60,902	14.0%	
Fund Raising	28,528	6.5%	
Total Expenses:	$435,607	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	($103,362)		
Net Assets:	($430,193)		

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

Veterans Career Xchange

17412 Ventura Blvd Suite 218

Encino , CA 91316 County Los Angeles

vcxchange.org

FEIN 46-4927755 Founded: 2014

Previous Donation: ○ Yes ◉ No List Date 6/3/2016

Mission:

Veterans Career Xchange has created a unique customized program that educates and coaches Veterans (and their families) as they search for gainful employment. Our Coaches have over 5 decades of collective employment experience and we assure that our Program will give Veterans the tools necessary to… FIND A CAREER. Each component is customized to meet the needs of each Veteran from military transition to employment.Veterans Career Xchange will conduct workshops in coordination with our one-on-one coaching sessions held in person, telephone or by Skype. Veterans who are transitioning from the military may require each of the 10 components while some Veterans may only select steps of the program. Veterans Career Xchange 10 Essentials to FIND A CAREER!

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			
Contributions	82,087	100.0%	
Other			
Total Revenue:	$82,087	100.0%	
Expenses:			
Program	$72,254	91.5%	
Administration	6,700	8.5%	
Fund Raising			
Total Expenses:	$78,954	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$3,133		
Net Assets:	$3,133		

BOD: Mark Brenner; Anthony A. Cucolo III; Dennis I. Forst; Stuart Gross; Mitch Dunitz; Maurice Wilson; Mary Gomez; Sari Drucker; Salvador J. Esparza; Melissa Metz

VETSHELPINGVETERANS

650 4th Street

Hermosa Beach , CA 90254 County Los Angeles

www.vetshelpingveterans.org

FEIN 47-4311580 Founded: 2015

Previous Donation: (•) Yes ( ) No $20,000 6/26/2015 List Date 5/20/2016

Mission:

Our mission is to share information and serve veterans. Vets Helping Veterans (VHV), is a charitable, tax-exempt, 501(c)(3) organization, serving veterans through outreach program, website and email accounts directing them towards assistance and provide them with the knowledge and support that they may need. VHV is founded by Veterans to help Veterans (men and women). The foundation focuses it's funding on committed, grass roots organizations that that help Veterans and their families getting jobs and become a productive member of the communities they heroically served.

Impact:

A donation would assist them in the continuance of their program

Financial Information: NA - Organization files a 990-N

Revenues:	Amount	%	Notes
Government/Earned			Just becoming established.
Contributions			
Other			
Total Revenue:			
Expenses:			
Program			
Administration			
Fund Raising			
Total Expenses:			
Excess/(Deficit) of Revenues Over Expenses:			
Net Assets:			

BOD: Robert D. Gasparri; Joseph Connors; Richard Gasparri

Vietnam Veterans of Diablo Valley

PO Box 2079

Danville , CA 94526 County Contra Costa

www.vnvdv.com

FEIN 68-0266369 Founded: 1991

Previous Donation: ○ Yes ◉ No List Date 6/3/2016

Mission:

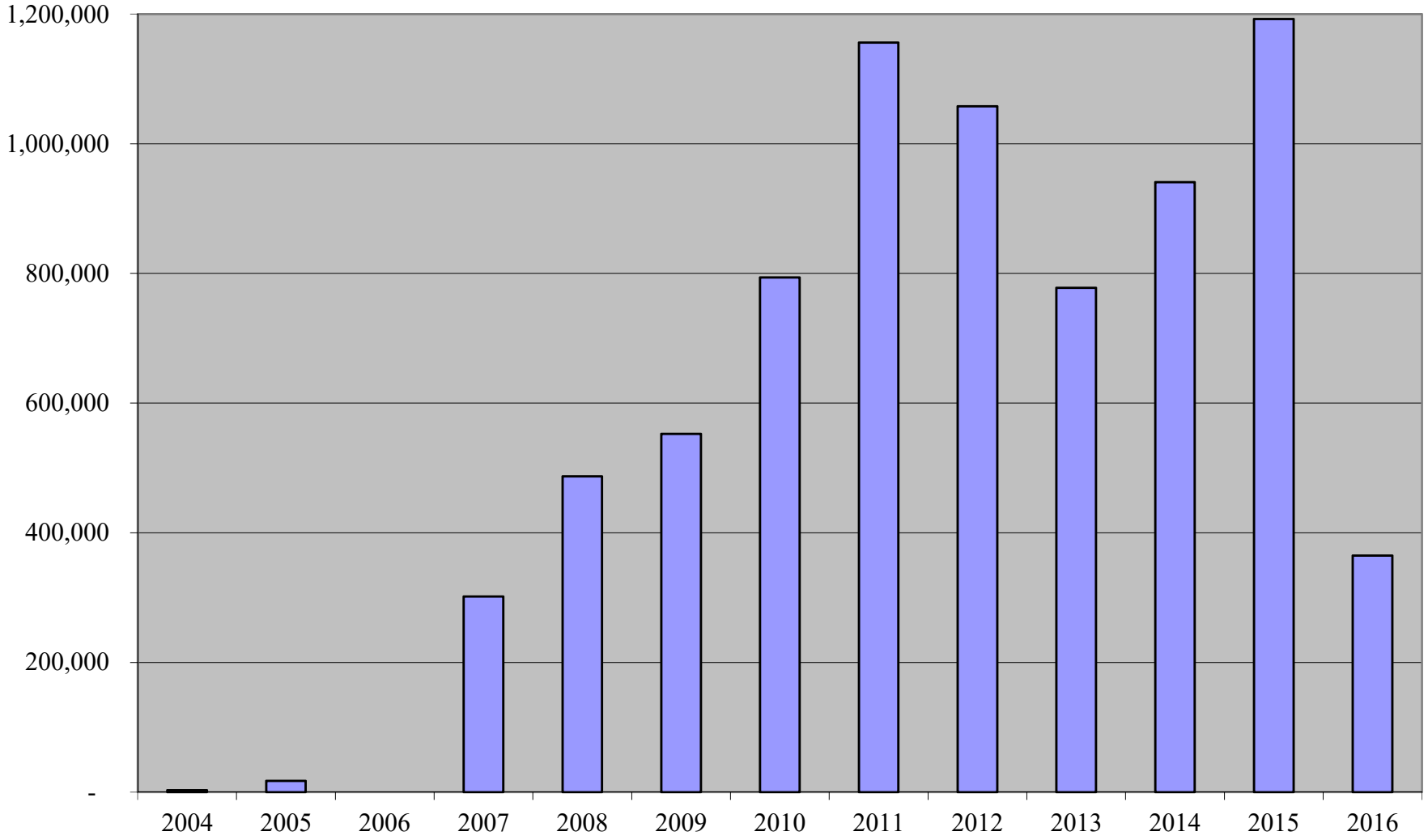
Founded by a formerly homeless vet after receiving back surgery due to service related parachuting injury,and seeing veterans discharged straight to the street, Veterans Alliance strives to meet the immediate and on going needs of homeless and at risk veterans... and their families... through daily support outreach, providing meals, water, clothes, blankets and sleeping bags, and through providing emergency and long term transitional housing to veterans ready to move forward in taking back their lives. Since September '09, over 100 sleeping bags during the cold weather out to veterans still on the streets, over 1800 nights of shelter, 3000 bottles of water, hot meals, coffee in the morning, as well as transportation daily to the VA for services and connection to benefits. Actions speak louder than yellow ribbons... The motto for Veterans Alliance is "Because Support Our Troops SHOULD Be More Than A Bumper Sticker!" , and they prove it every day.

Impact:

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

Financial Information: IRS Form 990-EZ for FY 2014

Revenues:	Amount	%	Notes
Government/Earned			
Contributions	40,916	100.0%	
Other			
Total Revenue:	$40,916	100.0%	
Expenses:			
Program	$34,783	100.0%	
Administration			
Fund Raising			
Total Expenses:	$34,783	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$6,133		
Net Assets:	$31,384		

BOD: Michael Slattengren; Raymond Larochelle; Cliff Decuir; William Green

Donations as of 5/20/16