



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).



SOUTH FULTON VILLAGE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Standard Property Company, Inc.

Action: Initial Resolution

Amount: \$50,000,000

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

Activity: Affordable Housing

Meeting: June 24, 2016

Background:

Standard Property Company (“Standard”) is a full-service, multi-family real estate investment and management firm investing in multi-family real estate in primary U.S. markets across five major geographic locations: New York, San Francisco Bay Area, southern California, Chicago and Washington DC metro area.

Standard has participated in the development of over 4,500 residential housing units, including approximately 2,300 affordable units. Standard’s property management company has the management capacity to maintain quality standards and community responsiveness in nearly 4,500 rental units and 50 retail spaces across the U.S.

Since 2008 Standard has acquired a portfolio of over \$525 million in property and distressed loans. Much of the portfolio is made up of affordable multi-family housing facilities throughout California. Standard is committed to helping California cities overcome the steadily growing deficit of high quality affordable housing throughout the state.

The Project:

The South Fulton Village Apartments project is an acquisition/rehabilitation of an existing 280-unit senior housing project that houses seniors 55 years and older. South Fulton Village is made up of 1 and 2-bedroom units, each with a patio/balcony and air conditioning. The property

amenities currently include an outdoor swimming pool and spa, patio areas, BBQ grills, community room with library and laundry facilities. The project will include substantial rehabilitation of each unit as well as rehabilitation to the community room and shared facilities. The rehabilitation aims to increase energy and water efficiency and will include a 20-year renewal of the HAP contract. Rents will be restricted to senior households with incomes no greater than 50% of the area median income. This project is located at 10829 Fulton Wes Avenue, Santa Fe Springs, California.

The City of Santa Fe Village:

The City of Santa Fe Village 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 up to \$17,500 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 50,000,000
LIH Tax Credit Equity:	\$ 2,874,753
Total Sources:	\$ 52,874,753

Uses of Funds:

Land Acquisition:	\$ 4,750,000
Building Acquisition:	\$ 42,750,000
Rehabilitation:	\$ 4,200,000
Legal & Professional:	\$ 100,000
Reserves:	\$ 679,248
Cost of Issuance:	\$ 395,505
Total Uses:	\$ 52,874,753

Terms of Transaction:

Amount:	\$50,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	October, 2016

Public Benefit:

A total of 280 senior households will continue to be able to enjoy high quality, independent, affordable housing in the City of Santa Fe Springs. The project will include a community room, laundry facilities and senior specific services. Additionally, there is air conditioning in each unit, as well as individual patios/balconies. The rehabilitation of this project will secure affordable, high quality senior living in the City of Santa Fe Springs for an additional 55 years.

Percent of Restricted Rental Units in the Project: 20%
20% (56 Units) restricted to 50% or less of area median income households; and
Unit Mix: 1 & 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:	Rutan & Tucker, LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$50,000,000 for the South Fulton Village Apartments affordable housing facility located in the City of Santa Fe Springs, Los Angeles County, California.

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



BEACON POINTE SENIOR HOMES & BEACON PLACE SUPPORTIVE HOMES FOR VETERANS APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Century Housing
Action:	Initial Resolution
Amount:	\$37,000,000
Purpose:	Finance Affordable Senior & Veteran Multi-Family Rental Housing Facility Located in the City of Long Beach, County of Los Angeles, California
Activity:	Affordable Housing
Meeting:	June 24, 2016

Background:

Century is a leading Community Development Financial Institution (CDFI), delivering innovative financial products quickly and reliably to support the development of critical housing projects throughout California. Century's lending activity, combined with expert service and support for its developer clients, has resulted in the development and preservation of more than 25,000 affordable homes and apartments in underserved communities throughout the state.

Century invests in homes and communities so that low income individuals and families may have a dignified living environment, achieve economic independence, and enjoy healthful and vital places to live and work. Century believes that a just society provides safe, quality and affordable housing for all.

Century Housing has been around since 1995 when it was established as a 501(c)3 nonprofit organization. While Century may primarily be known as a lender to affordable housing developers throughout the State of California, Century has a long history of development experience. This development track record, in conjunction with our unparalleled knowledge of affordable housing finance, uniquely positions Century to successfully develop Cabrillo Gateway.

Over the past 18 years, Century has developed more than 375,000 square feet of housing and supportive service space which includes 987 residential units across 10 developments.

The Project:

The Beacon Pointe Senior Homes is the new construction of a 7-story complex for low-income seniors consisting of 121 units located at 1201 Long Beach Boulevard, Long Beach, CA. The first 2 stories will be type 1 concrete construction, then 5 residential stories above in type 3 construction. There will be 6,140 square feet of retail space on the ground floor and the project site is shared with a sister property called Beacon Place, which is a 39-unit 9% tax credit project. The two sites will share a 2-story garage. The property will feature a community room, gym, computer room, garden, community lounge area, spa, and lush courtyards. The financing of this project will result in the creation of affordable housing for 120 low income senior households in Long Beach for the next 55 years.

The City of Long Beach:

The City of Long Beach is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$14,720 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 33,324,716
AHSC Grant:	\$ 3,506,990
City of Long Beach:	\$ 13,423,860
Capital Contributions:	\$ 4,715,966
Deferred Fees:	\$ 1,082,620
AHP:	\$ 1,500,000
Seller Carry-Back Note:	\$ 1,281,669
Deferred Developer Fees:	<u>\$ 2,581,095</u>
Total Sources:	\$ 61,416,915

Uses of Funds:

Acquisition/ Land Purchase:	\$ 12,213,848
Hard Construction Costs:	\$ 34,246,500
Architectural & Engineering:	\$ 914,374
Legal & Professional:	\$ 165,000
Other Soft Costs*:	\$ 7,373,579
Developer Fee:	\$ 5,907,800
Costs of Issuance:	<u>\$ 595,814</u>
Total Uses:	\$ 61,416,915

Terms of Transaction:

Amount:	\$37,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	March 2017

Public Benefit:

A total of 120 senior & veteran households will be able to enjoy high quality, independent, affordable housing in the City of Long Beach for 55 years.

Percent of Restricted Rental Units in the Project: 100%
7% (8 Units) restricted to 30% or less of area median income households, and
39% (47 Units) restricted to 60% or less of area median income households, and
54% (65 Units) restricted to 50% or less of area median income households.
Unit Mix: One-bedroom & two-bedroom units
Term of Restriction: 55 years

Finance Team:

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

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$37,000,000 for Beacon Pointe Senior Homes & Beacon Place Supportive Homes for Veterans Apartments affordable multi-family housing facility located in the City of Long Beach, Los Angeles County, California.

Note: This transaction is subject to review and 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.



VISTA TOWER APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Front Porch

Action: Initial Resolution

Amount: \$40,000,000

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

Activity: Senior Affordable Housing

Meeting: June 24, 2016

Background:

Front Porch is a family of companies dedicated to responding to the changing needs of the many people it serves. Its mission is to meet needs rather than to provide services, a distinction that's fundamental to everything it does.

The Front Porch mission is to tailor its services to its residents, treating them as people rather than tenants. Front Porch understands the sometimes-difficult circumstances of those it serves, and looks to meeting their needs while preserving their dignity, such as low-income families with children who often require far more than a roof over their head. They reach out into the community to collaborate with others to teach parenting skills and basic English, and help look for jobs and provide secure transportation. And they partner with outside groups to bring grant money to elderly residents in order to minimize their financial risk and improve their access to transportation, socialization, activities of daily living, and medical care.

The unique combination of anticipating and meeting needs in an innovative way – including partnering with other nonprofits so they can serve even more people – is a big part of who Front Porch is.

The Project:

The Vista Tower Apartments is the acquisition/rehabilitation of an existing age-restricted (62+) community for low-income seniors consisting of 230 units located at 3000 Leeward Avenue, Los Angeles, CA. The rehabilitation will include the refurbishment of unit interiors, building exterior, and common areas. The financing of this project will result in preservation of affordable housing for 230 low income senior households in Los Angeles for the next 55 years.

The City of Los Angeles:

The City of Los Angeles is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$12,829 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 21,976,226
Seller Financing:	\$ 13,200,000
Existing Reserves:	\$ 1,090,000
Deferred Developer's Fee	\$ 1,940,586
Equity:	<u>\$ 13,756,536</u>
Total Sources:	\$ 51,963,348

Uses of Funds:

Land Acquisition:	\$ 8,050,000
Building Acquisition:	\$ 26,350,000
Rehabilitation:	\$ 6,799,665
Architectural & Engineering:	\$ 550,000
Legal & Professional:	\$ 205,000
Relocation & App Fees:	\$ 2,989,141
Developer Fee:	\$ 2,694,885
Reserves:	\$ 1,865,844
Costs of Issuance:	<u>\$ 2,368,814</u>
Total Uses:	\$ 51,963,348

Terms of Transaction:

Amount:	\$40,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	March 2017

Public Benefit:

A total of 230 senior households will be able to enjoy high quality, independent, affordable housing in the City of Los Angeles for another 55 years.

Percent of Restricted Rental Units in the Project: 100%
57% (130 Units) restricted to 60% or less of area median income households, and
43% (100 Units) restricted to 50% or less of area median income households.
Unit Mix: Studio & one-bedroom units
Term of Restriction: 55 years

Finance Team:

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

Recommendation:

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

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

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



CULVER CITY ROTARY PLAZA APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Retirement Housing Foundation

Action: Initial Resolution

Amount: \$30,000,000

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

Activity: Affordable Housing

Meeting: June 24, 2016

Background:

Retirement Housing Foundation (RHF) is a non-profit organization of 170 communities in 26 states, Washington, D.C., Puerto Rico, and the U.S. Virgin Islands.

RHF provides housing and services to more than 18,000 older adults, low-income families, and persons with disabilities.

The RHF logo symbolizes a program that has grown from the very modest beginnings of a \$7,000 investment. With this investment, combined with the efforts of three United Church of Christ (UCC) visionaries, RHF has grown to be one of the largest organizations devoted to building and preserving affordable housing for the most vulnerable members of society.

The Mission of RHF is to provide various housing options and services for older adults, low income families, and persons with disabilities in an environment which enhances their quality of life physically, mentally, and spiritually. RHF is committed to serving its residents and their local communities.

The Vision of RHF is a society in which all persons have quality, affordable housing thus reducing the difficult choices which would otherwise need to be made between the basic necessities of life. The RHF philosophy and core values state the beliefs of their board of directors, local community boards, and national staff of 2,800.

The Project:

The Culver City Rotary Plaza is the acquisition/ rehabilitation of an existing age-restricted (62+) and income restricted community consisting of 100-units located at 5100 Overland Avenue, Culver City, CA. The unit mix is made up of twenty-five studio units, sixty-four one-bedroom units and eleven one-bedroom units that are handicap accessible. Built in 1985, the improvements sit on a 53,143 square foot site with surface area for twenty-six parking spaces. Because of the age of the development, substantial renovations are needed. Renovations include the retrofitting of major building systems to increase the physical lifetime and energy efficiency of each building and increase the financial sustainability of the project. The financing of this project will result in preservation of affordable housing for 99 low income senior households in Culver City for the next 55 years.

The City of Culver City:

The City of Culver City is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$14,166 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 26,212,178
GP & LP Equity:	\$ 153,495
Seller Loan:	\$ 22,500,000
Deferred Fees:	\$ 2,924,309
Acquired Reserves:	<u>\$ 453,900</u>
Total Sources:	\$ 52,243,882

Uses of Funds:

Land Acquisition:	\$ 9,300,000
Building Acquisition:	\$ 25,200,000
Hard Construction Costs:	\$ 7,949,145
Architectural & Engineering:	\$ 475,000
Legal & Professional:	\$ 225,000
Machinery & Equipment:	\$ 200,000
Relocation:	\$ 1,457,450
Other Soft Costs:	\$ 4,724,476
Developer Fee:	\$ 2,500,000
Costs of Issuance:	<u>\$ 212,811</u>
Total Uses:	\$ 52,243,882

Terms of Transaction:

Amount:	\$30,000,000
Maturity:	55 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	February 2017

Public Benefit:

A total of 99 senior households will continue to be able to enjoy high quality, independent, affordable housing in the City of Culver City for another 55 years.

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

Finance Team:

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

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$30,000,000 for Culver City Rotary Plaza Apartments affordable multi-family housing facility located in the City of Culver City, Los Angeles County, California.

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

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



CITRUS HEIGHTS MEDICAL OFFICE BUILDING SUMMARY AND RECOMMENDATIONS

Applicant: Dignity Health

Action: Initial Resolution

Amount: \$14,000,000

Purpose: Ownership Financing of Healthcare Facility Located in the City of Citrus Heights, County of Sacramento, California

Activity: Healthcare Facilities

Meeting: June 24, 2016

Background:

Dignity Health Medical Foundation (“Dignity”) is made up of more than 60,000 caregivers and staff who deliver excellent care to diverse communities in 21 states. Headquartered in San Francisco, Dignity Health is the fifth largest health system in the nation and the largest hospital provider in California.

Through teamwork and innovation, faith and compassion, advocacy and action, they endeavor every day to keep you happy, healthy, and whole. Dignity Health Medical Group is committed to providing high-quality, affordable healthcare to the communities it serves and is dedicated to healing people and strengthening communities.

Dignity Health Medical Foundation is humankindness in action. Their work focuses on the people they need to reach the most – the youth and underserved communities that need help but often lack the voice and resources to ask for it. The Foundation’s community focus is a natural outgrowth of Dignity Health’s deep commitment to the ideal that health care is a right that must be provided to all people on the basis of justice and inherent dignity. The Foundation’s mission mandates that they continually seek support for high-quality, affordable, compassionate health care services that meet each person’s physical, mental and emotional needs.

The mission of Dignity Health Medical Group is to deliver compassionate, high-quality, affordable health services while serving and advocating for the poor and disenfranchised and partnering with others in the community to improve the quality of life. The vision of Dignity Health is to be a growing and diversified healthcare ministry distinguished by excellent quality and committed to expanding access to those in need.

The Project:

The Project is a medical office building comprising of 66,500 square feet and related improvements, built for use by Dignity solely and exclusively for the operation of hospital outpatient services. It is located in the City of Citrus Heights. The Project will be owned by a limited liability company created by CFPF and will be leased to Dignity.

Dignity has engaged Panattoni Development Company to develop the Project.

Proposed Financing:

The City of Citrus Heights currently owns property upon which the City Hall, and certain other structures and buildings, are currently located (the "Site"). It is proposed that the City will lease the Site to the developer under the terms of a 15.5 year Ground Lease. The developer will demolish all of the existing structures on the Site and develop a medical office building comprising of 66,500 square feet, built for use by Dignity solely and exclusively for the operation of hospital outpatient services.

Upon completion of the medical office building, the developer will assign the Ground Lease and sell the improvements to a special purpose entity created by CFPF ("Special Purpose Entity") under the terms of a Purchase and Sale Agreement.

CMFA will issue tax-exempt conduit revenue bonds (the "Bonds") and loan the proceeds to the Special Purpose Entity. The Special Purpose Entity will use the proceeds of that loan to purchase the Ground Lease interest in the Site, the completed medical office building and other improvements thereon.

The Special Purpose Entity will lease the medical office building and related improvements to Dignity. Dignity's lease payments will be sufficient to pay operating and property expenses, debt service on the Bonds, Ground Lease rent to the City, asset management fees and other expenses.

At the end of the Ground Lease term, Dignity will have an option to purchase the Project for \$1.00.

The City of Citrus Heights:

The City of Citrus Heights became a member of the CMFA held a TEFRA hearing on June 23, 2016. Upon closing, the City is expected to receive approximately \$7,000 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 14,000,000
Secondary Financing:	\$ 2,072,663
Total Sources:	\$ 16,072,663

Uses of Funds:

New Construction:	\$ 13,051,264
Architectural & Engineering:	\$ 263,224
Admin, Legal & Professional:	\$ 1,105,877
Commissions:	\$ 509,686
Construction & Lease Carry:	\$ 702,376
Contingency:	\$ 215,064
Costs of Issuance:	\$ 225,172
Total Uses:	\$ 16,072,663

Terms of Transaction:

Amount:	\$14,000,000
Maturity:	15 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	March 2017

Public Benefit:

The Project will further Dignity's mission of providing compassionate, high-quality, affordable health services while serving and advocating for the poor and disenfranchised and partnering with others in the community to improve the quality of life.

Finance Team:

Lender:	Siemens Public, Inc.
Bond Counsel:	Meyers Nave Riback Silver & Wilson
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	CVM Law Group, LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$14,000,000 for Citrus Heights healthcare facility located in the City of Citrus Heights, County of Sacramento, California.

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



EASTGATE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Affirmed Housing Group
Action:	(Initial) Final Resolution
Amount:	\$11,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of San Marcos, County of San Diego, California
Activity:	Affordable Housing
Meeting:	June 24, 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:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$ 11,000,000	\$ 4,890,500
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:	<u>\$ (502,551)</u>	<u>\$ 343,228</u>
Total Sources:	\$ 20,405,000	\$ 20,405,000

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*:	<u>\$ 1,178,000</u>
Total Uses:	\$ 18,405,000

Terms of Transaction:

Amount:	\$11,000,000
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 \$11,000,000 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.



MANZANITA PLACE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Volunteers of America National Services
Action:	Final Resolution
Amount:	\$8,500,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Roseville, Placer County, California
Activity:	Affordable Housing
Meeting:	June 24, 2016

Background:

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

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

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

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

The Project:

The Manzanita Place Apartments is an acquisition/rehabilitation of a 63-unit, affordable senior multi-family housing development made up of one 3-story building. It was constructed in 1990 as Section 202 housing for the elderly and benefits from a HAP contract on 100% of the units. The project has 47 one-bedroom units, 15 studio-units and 1 manager’s unit. Site work includes the replacement of site lighting fixtures for enhanced energy efficiency and safety and the renovation of the community outdoor courtyard. The landscape repairs will include the construction of

garden boxes and a Bocci Ball court. Improvements to the building exteriors include roof, eaves, and stucco repair. Auto entry doors will be replaced or refurbished where necessary and the front entry design will be revised. Common area needs include a new elevator and existing elevator upgrades with new emergency generator, expanded community space, office space for service coordinator, additional laundry facilities, flooring, wireless emergency call system and ADA upgrades. Repairs will be made to common area doors and all floor common areas will be repainted. Key unit needs include flooring, appliances, cabinets and countertops, doors, plumbing fixtures and ADA unit upgrades. Walk in showers at accessible units as well as tubs in all the other units will be refurbished. Lighting fixtures will be replaced with energy efficient models. Each unit will receive new interior paint. New refrigerators, ranges, and microwaves will be installed in every unit. This project is located at 1019 Madden Lane, Roseville, California. This financing will continue to preserve 62 units of affordable housing for senior households in the City of Roseville for another 55 years.

The City of Roseville:

The City of Roseville is a member of the CMFA and held a TEFRA hearing March 16, 2016. Upon closing, the City is expected to receive approximately \$5,312 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 8,500,000	\$ 4,800,000
Deferred Developer Fee:	\$ 0	\$ 273,481
Acquired Reserve:	\$ 0	\$ 426,104
LIH Tax Credit Equity:	\$ 1,815,408	\$ 5,241,927
Seller Carryback:	\$ 6,117,997	\$ 6,117,997
Deferred Reserve for Replacement:	\$ 426,104	\$ 0
Total Sources:	\$ 16,859,509	\$ 16,859,509

Uses of Funds:	
Land Cost/ Acquisition:	\$ 8,391,104
Rehabilitation:	\$ 3,667,509
Relocation:	\$ 157,500
Architectural Fees:	\$ 288,307
Construction Interest and Fees:	\$ 560,552
Permanent Financing:	\$ 10,000
Legal Fees:	\$ 295,000
Reserves:	\$ 281,665
Contingency Costs:	\$ 769,304
Appraisal:	\$ 15,000
Survey and Engineering:	\$ 20,000
Soft Costs, Marketing, etc.*:	\$ 454,870
Developer Costs:	\$ 1,948,698
Total Uses:	\$ 16,859,509

Terms of Transaction:

Amount:	\$8,500,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	June, 2016

Public Benefit:

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

Percent of Restricted Rental Units in the Project: 100%
11% (7 Units) restricted to 50% or less of area median income households, and;
89% (55 Units) restricted to 60% or less of area median income households.
Unit Mix: Studio and 1-bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	Wells Fargo Bank N.A.
Bond Counsel:	Quint & Thimmig LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Jones Day
Borrower Counsel:	Levy Levy & Levy

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$8,500,000 for Manzanita Place Apartments affordable multi-family housing facility located in the City of Roseville, Placer 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.



CORONA RANCH & WASHINGTON CREEK APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Eden Housing

Action: Final Resolution

Amount: \$16,112,000

Purpose: Finance Affordable Multi-Family Rental Housing
Facilities Located in the City of Petaluma, Sonoma
County, California

Activity: Affordable Housing

Meeting: June 24, 2016

Background:

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

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

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

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

The CMFA has worked with Eden Housing on over 10 transactions.

The Project:

The Corona Ranch and Washington Creek Apartments are an acquisition/ rehabilitation of existing affordable housing multifamily tax credit projects. The two projects will be combined into one scattered-site bond and tax credit project. The project will include: 1) a 32-unit multifamily residential rental facility commonly known as Washington Creek Apartments located at 909 Martin Circle in the City of Petaluma, California and 2) a 74-unit multi-family residential rental facility commonly known as Corona Ranch Apartments located at 990 Ely Road in the City of Petaluma, County of Sonoma. The projects are in need of substantial rehabilitation with the scope of renovations including unit interior rehabilitation, including new carpet and flooring, new cabinets and countertops, as well as new appliances. Renovations will also be done to the common areas and building exterior with an emphasis on making the project more energy efficient and efforts for water conservation. This financing will preserve 106 units of affordable housing for the City of Petaluma for another 55 years.

The City of Petaluma:

The City of Petaluma is a member of the CMFA and held a TEFRA hearing on October 5, 2015. Upon closing, the City is expected to receive approximately \$10,070 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 16,112,000	\$ 2,452,000
Assumed HCD RHCP Loans (CR):	\$ 6,346,818	\$ 6,346,818
Assumed City of Petaluma Loan (WC):	\$ 564,800	\$ 564,800
Citibank AHCP Loan:	\$ 0	\$ 159,000
Eden Housing Loan:	\$ 0	\$ 3,300,000
Seller Carryback Note:	\$ 193,602	\$ 193,602
LIH Tax Credit Equity:	\$ 531,108	\$ 10,559,300
GP Equity:	\$ 0	\$ 1,789,246
Accrued/Deferred Interest:	\$ 193,144	\$ 193,144
Existing Replacement Reserves:	\$ 299,479	\$ 0
Operating Income:	\$ 0	\$ 400,140
Existing Operating Reserves:	\$ 239,767	\$ 0
Deferred Developer Fee:	\$ 0	\$ 468,445
Photovoltaic Credits	\$ 0	\$ 67,500
Deferred Costs:	\$ 2,013,277	\$ 0
Total Sources:	\$ 26,493,995	\$ 26,493,995

Uses of Funds:

Acquisition/ Land Purchase:	\$ 11,083,349
Rehabilitation:	\$ 7,295,142
Relocation:	\$ 210,000
Survey & Engineering Fees:	\$ 200,000
Construction Interest and Fees:	\$ 1,188,403
Architect Fees:	\$ 546,000
Permanent Financing:	\$ 64,160
Legal Fees:	\$ 90,000
Reserves:	\$ 591,445
Appraisal:	\$ 7,500
Contingency Cost:	\$ 1,068,254
Soft Costs, Marketing, etc.*:	\$ 1,048,505
Developer Costs:	\$ 3,101,237
Total Uses:	\$ 26,493,995

Terms of Transaction:

Amount:	\$16,112,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	July, 2016

Public Benefit:

A total of 104 families will continue to be able to enjoy high quality, independent, affordable housing in the City of Petaluma, California.

Percent of Restricted Rental Units in the Project: 100%
45% (47 Units) restricted to 50% or less of area median income households.
55% (57 Units) restricted to 60% or less of area median income households.
Unit Mix: 2-, 3- and 4-bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	Wells Fargo Community Lending & Investment
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Jones Day & Eichner Norris & Neumann PLLC
Borrower Counsel:	Larry Levy, Esq.
Financial Advisor:	National Affordable Housing Trust

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$16,112,000 for Corona Ranch and Washington Creek Apartments affordable multi-family housing facilities located in the City of Petaluma, Sonoma 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.



GOODWILL INDUSTRIES OF SACRAMENTO VALLEY & NORTHERN NEVADA SUMMARY AND RECOMMENDATIONS

Applicant:	Goodwill Industries of Sacramento Valley & Northern Nevada
Action:	Final Resolution
Amount:	\$15,000,000
Purpose:	Finance and/or Refinance Facilities for the Goodwill Industries of Sacramento & Northern Nevada located in Multiple Cities and Counties, CA.
Activity:	Community Based Public Benefit Facilities
Meeting:	June 24, 2016

Background:

Goodwill Industries of Sacramento Valley & Northern Nevada, Inc. ("Goodwill Sacramento") is a community-based, nonprofit organization that provides jobs for the disabled, disadvantaged and disenfranchised in the Sacramento Valley and Northern Nevada. Goodwill employs and places people to work in their own communities, helping to build self-sufficiency and human dignity. Founded in 1933, Goodwill Sacramento currently operates 24 retail stores and 98 Donation Xpress locations.

The adoption of the Donation Xpress model has been Goodwill Sacramento's significant catalyst for their current success in a down market. These small retail stores are situated on busy thoroughfares that are geared for easy access. Goodwill Sacramento has seen an increase in the volume of goods and quality of goods donated and a rise in revenues. Since 2012, Goodwill Sacramento has added 28 Donation Xpress locations and 6 new retail stores.

With its \$68.5MM budget, Goodwill Sacramento dedicates more than 90 percent of its total revenues to job training, mission-related activities and mission-related payroll. Goodwill Sacramento currently employs over 2,500 people. Over the next two years, management anticipates being able to hire an additional 450 employees, many of whom are disabled, disenfranchised or disenfranchised individuals who have received vocational training from Goodwill.

The Project:

The Goodwill Industries of Sacramento Valley & Northern Nevada, Inc., a California nonprofit public benefit corporation wishes to (a) finance and refinance the acquisition, construction, improvement, renovation, furnishing and equipping of (a) the Borrower's headquarters, the address of which is 8001 Folsom Boulevard, Sacramento, California 95826; and (b) certain retail and/or donation facilities located at (i) 2040 Alta Arden Expressway, in the County of Sacramento, California, and (ii) 1069 Emerald Bay Road, in the City of South Lake Tahoe, County of El Dorado (together with the County of Sacramento, the "Counties"), California; (2) fund a debt service reserve fund for the Bonds; (3) pay capitalized interest on the Bonds; and (4) pay certain expenses incurred in connection with the issuance of the Bonds.

Counties of Sacramento and El Dorado:

The County of Sacramento is a member of the CMFA and is scheduled to hold a TEFRA on August 9, 2016. The County of El Dorado is a member of the CMFA and is scheduled to hold a TEFRA on August 2, 2016. Upon closing, the Counties will receive a pro-rata share of approximately \$7,166 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$ 12,500,000
Taxable Bond Proceeds:	<u>\$ 500,000</u>
Total Sources:	\$ 13,000,000

Uses of Funds:

Building Acquisition:	\$ 7,800,000
Rehabilitation:	\$ 1,100,000
Refi Bank Loan:	\$ 2,500,000
Debt Service Reserve Funds:	\$ 900,000
Swap Termination Cost:	\$ 200,000
Cost of Issuance:	<u>\$ 500,000</u>
Total Uses:	\$ 13,000,000

Terms of Transaction:

Amount:	\$15,000,000
Maturity:	January 2046
Collateral:	Deeds of Trust, Gross Revenues Pledge
Rating:	Unrated
Bond Purchasers:	Institutional
Estimated Closing:	August 2016

Public Benefit:

The Goodwill Industries of Sacramento & Northern Nevada is a community-based, non-profit organization that provides jobs for the disabled, disadvantaged and disenfranchised in the Sacramento Valley and Northern Nevada. In addition to their job training and vocational activities, Goodwill Sacramento has developed strong partnerships with other non-profit organizations. Their Donation Xpress sites in Sacramento all accept food donations for several area food banks. Goodwill Sacramento also manages the Job Development Center for the Francis House, a day services shelter for the homeless located in downtown Sacramento. The organization has also opened their retail and outlet stores to serve as community-training for people seeking training in retail merchandising and production.

Goodwill Sacramento believes that it provides an environmental benefit to the areas in which it is located by diverting to productive uses over 40 million pounds of household goods, which would otherwise end up in area landfills.

Finance Team:

Underwriter:	D.A. Davidson & Co.
Bond Counsel:	Squire Patton Boggs LLP
Issuer Counsel:	Jones Hall, APLC
Underwriter's Counsel:	Dinsmore & Shohl LLP
Borrower Counsel:	Gresham Savage, Nolan & Tilden, PC

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$15,000,000 for the Goodwill Industries of Sacramento Valley & Northern Nevada projects located throughout the Sacramento Valley.



MIDDLEBURY COLLEGE SUMMARY AND RECOMMENDATIONS

Applicant:	Middlebury College
Action:	Final Resolution
Amount:	\$25,000,000
Purpose:	Finance and Refinance Educational Facilities Located in the City of Monterey, County of Monterey, CA
Activity:	Private College
Meeting:	June 24, 2016

Background:

The President and Fellows of Middlebury College (“Middlebury” or the “College”) is a private, non-profit institution of higher education offering bachelor’s degrees in the humanities, social sciences, foreign languages and the natural sciences, master’s degrees in biology and English, and master’s degrees and doctorates in several foreign languages. Located in the Champlain Valley of Vermont, Middlebury is one of the oldest residential, liberal arts colleges in New England. Founded in 1800, Middlebury was one of the first colleges in New England to become co-educational by admitting women in 1883.

Middlebury offers several distinctive academic programs. Every summer the main campus is devoted to the study of eleven foreign languages and cultures. On Middlebury’s Bread Loaf Campus, the six-week School of English is in session each summer, followed by the two-week Writers’ Conference. In addition, Middlebury operates numerous Language Schools abroad and the Middlebury Institute of International Studies at Monterey (the “Institute”) in Monterey, California.

The Institute is located near the “Old Town” section of Monterey, California, a community described as the “Language Capital of the World” given the presence of the Institute as well as the Defense Language Institute and Naval Post-Graduate School. The Institute’s campus consists of 16 buildings aggregating over 150,000 square feet of space including the Lara Soto Adobe where John Steinbeck resided while writing *The Pearl*. In 2015 the City of Monterey approved the College’s Master Plan for the Monterey campus. The plan will transform the campus core into an open and pedestrian-friendly main quadrangle. The plan also envisions the refurbishing of existing buildings and the construction of new buildings to accommodate both current academic capacity and planned enrollment growth over the next 20 years.

The Project:

The proceeds of the 2016 bonds will be used to: (1) refund all or a portion of the California Statewide Communities Development Authority's Revenue Bonds (Monterey Institute of International Studies) Series 2001 (the "2001 Bonds") and (2) pay certain expenses incurred in connection with the issuance of the Bonds.

The proceeds of the 2001 Bonds were used to (1) finance and refinance the acquisition, construction, improvement and equipping of certain educational facilities, including classrooms and administrative facilities, located at 425 Van Buren Street, Monterey, California, 474 Van Buren Street, Monterey, California, 484 Van Buren Street, Monterey, California, 492 Van Buren Street, Monterey, California, 469 Larkin Street, Monterey, California, 475 Larkin Street, Monterey, California, 479 Larkin Street, Monterey, California, 411 Pacific Street, Monterey, California and 464 Pacific Street, Monterey, California (the "2001 Project"), (2) make a deposit to a reserve account and pay capitalized interest during construction on the 2001 Bonds and (3) pay certain expenses incurred in connection with the issuance of the 2001 Bonds. The 2001 Project is owned and operated by The President and Fellows of Middlebury College, a not-for-profit corporation organized under the laws of the State of Vermont and licensed to do business in California and described in Section 501(c)(3) of the Code.

The County of Monterey:

The County of Monterey is a member of the CMFA and held a TEFRA hearing on June 21, 2016. Upon closing, the City is expected to receive approximately \$8,500 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bonds:	\$ 25,000,000
Total Sources:	\$ 25,000,000

Uses of Funds:

Refunding:	\$ 24,700,000
Cost of Issuance:	\$ 300,000
Total Uses:	\$ 25,000,000

Terms of Transaction:

Amount:	\$25,000,000
Maturity:	July 2031
Collateral:	Revenue Pledge
Bond Purchasers:	Private Placement
Estimated Closing:	July 2016

Public Benefit:

The College has two graduate professional schools, the Graduate School of Translation, Interpretation, and Language Education and the Graduate School of International Policy and Management, and five research centers. The Institute awards Masters of Arts (MA), Master of Business Administration (MBA), Masters of Public Administration (MPA), and numerous certificates across a variety of disciplines. The Institute's mission is to create an academic community dedicated to preparing the next generation of leaders in cross-cultural, multilingual environments. In 2011, the Institute produced more Fulbright Fellows per capita than any other graduate school in the US. The academic staff is made up of 70 full time and 70 adjunct professors.

Finance Team:

Lender:	TD Bank
Bond Counsel:	Norton Rose Fulbright US LLP
Lender's Counsel:	Burak, Anderson and Melloni
Issuer Counsel:	Jones Hall, APLC
Borrower Counsel:	Dinse, Knapp & McAndrew, PC
Financial Advisor:	The Yuba Group, LLC

Recommendation:

The Executive Director recommends that the CMFA Board of Directors adopt a Final Resolution in the amount of \$25,000,000 to refinance educational facilities located in the City of Monterey, Monterey County, California.

California Municipal Finance Authority
Profit & Loss Budget Overview
 July 2016 through June 2017

	Jul - Sep 16	Oct - Dec 16	Jan - Mar 17	Apr - Jun 17	TOTAL Jul '16 - Jun 17
Ordinary Income/Expense					
Income					
Annual Fee Income	625,000.00	750,000.00	500,000.00	625,000.00	2,500,000.00
Application Fee Income	5,000.00	5,000.00	5,000.00	5,000.00	20,000.00
Issuance Fee Income	550,000.00	450,000.00	450,000.00	550,000.00	2,000,000.00
Total Income	1,180,000.00	1,205,000.00	955,000.00	1,180,000.00	4,520,000.00
Gross Profit	1,180,000.00	1,205,000.00	955,000.00	1,180,000.00	4,520,000.00
Expense					
Bank Service Charges	1,500.00	1,500.00	1,500.00	1,500.00	6,000.00
Charitable Grants - Restricted	2,500.00	2,500.00	2,500.00	2,500.00	10,000.00
Charitable Grants -Unrestricted	293,500.00	338,500.00	208,500.00	278,500.00	1,119,000.00
Dues and Subscriptions			0.00	0.00	0.00
Insurance	21,000.00	21,000.00	21,000.00	21,000.00	84,000.00
JPA Member Distributions	137,500.00	112,500.00	112,500.00	137,500.00	500,000.00
Marketing	6,500.00	8,000.00	12,500.00	20,500.00	47,500.00
Outside Services	1,000.00	1,000.00	1,000.00	1,000.00	4,000.00
Professional Fees	708,750.00	711,250.00	586,250.00	708,750.00	2,715,000.00
Travel & Entertainment	3,500.00	3,500.00	3,500.00	3,500.00	14,000.00
Total Expense	1,175,750.00	1,199,750.00	949,250.00	1,174,750.00	4,499,500.00
Net Ordinary Income	4,250.00	5,250.00	5,750.00	5,250.00	20,500.00
Other Income/Expense					
Other Income	150.00	150.00	150.00	150.00	600.00
Other Expense	1,000.00	1,000.00	1,000.00	1,000.00	4,000.00
Net Other Income	-850.00	-850.00	-850.00	-850.00	-3,400.00
Net Income	3,400.00	4,400.00	4,900.00	4,400.00	17,100.00



PROPERTY ASSESSED CLEAN ENERGY (“PACE”) SUMMARY AND RECOMMENDATIONS

Action	Approve SFA Partners Program Administrator Agreement
Purpose:	Property Assessed Clean Energy (“PACE”)
Activity:	PACE Financing and Refinancing of Energy Efficiency, Water Efficiency, Renewable Energy Generation and Seismic Improvements
Meeting:	June 24, 2016

Background:

Property Assessed Clean Energy (“PACE”) programs help local economies and the environment by providing financing for energy and water efficient improvements and renewable energy systems. Communities with PACE programs have increased construction activity, created jobs, lowered utility bills and reduced greenhouse gas emissions. Property owners repay the financing through their property tax bill over the useful life of the installed products.

Discussion:

SFA Partners LLC (“Structured Finance”) was founded to provide smart financial solutions for commercial real estate property owners. They provide financing that allows owners to obtain the energy efficiency capital expenditures they want for their buildings without spending a cent of the capital they need to continue growing their business. Structured Finance is a nationwide firm with offices in California, Connecticut and Washington DC.

SFA Partners LLC (“Structured Finance”) was approved by the CMFA in 2013 as a program administrator under the prior SB555 PACE program. They have approached the CMFA to request inclusion in the CMFA AB811 Open PACE Program. Structured Finance meets the CMFA Criteria for New PACE Administrators. The Program Administrator Agreement has been reviewed by Jones Hall.

Public Benefit:

PACE programs encourage energy and water efficiency and diversifies energy sources, both of which reduce the impact on existing infrastructure. Furthermore, PACE programs provide property owners with a low cost alternative to financing major energy and water efficiency improvements and renewable energy retrofits. The program helps the economies of the communities we serve by creating new jobs and retaining existing jobs.

Recommendation:

The Executive Director recommends the CMFA Board of Directors approve SFA Partners LLC Program Administrator Agreement with the CMFA.



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 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).

Name	Nominated	Page #
Bay Area Children's Theater	06/24/2016	2
Bev's Angel Project	06/24/2016	3
Veterans Career Xchange	06/03/2016	20
Kennedy Commision	05/20/2016	13
Project Angel Food	05/20/2016	16
VETSHELPINGVETERANS	05/20/2016	21
Calicinto Ranch, Inc.	03/18/2016	4
Center Therapy for Handi-Capable Equestrians aka T.H.E. Center	03/18/2016	6
Education Synergy Alliance	03/18/2016	9
South Bay Community Services, Chula Vista Promise Neighborhood Proj	03/18/2016	17
Independent Cities Association, Inc	02/05/2016	12
Alzheimer's Family Services Center	12/11/2015	1
Home on the Green Pastures	12/11/2015	11
OneOC	12/11/2015	15
The Pure Game	11/20/2015	18
Children's Law Center of California	10/30/2015	7
Tomorrow's Aeronautical Museum	10/09/2015	19
Los Angeles Regional Food Bank	09/18/2015	14
Hispanic Chamber of Commerce Education Foundation	08/28/2015	10
Desert AIDS Project	08/07/2015	8
CCEF (California Consortium of Educational Foundations)	06/26/2015	5

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Name	List Date	Page #
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Bay Area Children's Theater	6/24/2016	2
Bev's Angel Project	6/24/2016	3
Calicinto Ranch, Inc.	3/18/2016	4
CCEF (California Consortium of Educational Foundations)	6/26/2015	5
Center Therapy for Handi-Capable Equestrians aka T.H.E. Center	3/18/2016	6
Children's Law Center of California	10/30/2015	7
Desert AIDS Project	8/7/2015	8
Education Synergy Alliance	3/18/2016	9
Hispanic Chamber of Commerce Education Foundation	8/28/2015	10
Home on the Green Pastures	12/11/2015	11
Independent Cities Association, Inc	2/5/2016	12
Kennedy Commision	5/20/2016	13
Los Angeles Regional Food Bank	9/18/2015	14
OneOC	12/11/2015	15
Project Angel Food	5/20/2016	16
South Bay Community Services, Chula Vista Promise Neighborhood	3/18/2016	17
The Pure Game	11/20/2015	18
Tomorrow's Aeronautical Museum	10/9/2015	19
Veterans Career Xchange	6/3/2016	20
VETSHelpingVeterans	5/20/2016	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	<u>456</u>	<u>0.0%</u>	
Total Revenue:	<u>\$4,755,071</u>	<u>100.0%</u>	
Expenses:			
Program	\$3,502,057	86.3%	
Administration	256,241	6.3%	
Fund Raising	<u>298,744</u>	<u>7.4%</u>	
Total Expenses:	<u>\$4,057,042</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$698,029</u>		
Net Assets:	<u>\$2,076,978</u>		

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

Bay Area Children's Theater

6114 La Salle Ave #431

Oakland , CA 94611 County

bactheatre.org

FEIN

55-0871317

Founded: 2004

Previous Donation: ☐ Yes ☒ No

List Date 6/24/2016

Mission:

We founded BACT in 2004 to enrich children's lives, inspire their imagination, and introduce them to lifelong enjoyment of theatre. Today, we serve more than 90,000 children and adults each year with:

Professional productions specially designed to engage young audiences

Theatre education for students in more than 10 East Bay communities

Our goal in all we do is to bring high-quality artistic experiences to the families of the Bay Area.

Impact:

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

Financial Information: IRS Form 990 for FY 2015

Revenues:	Amount	%	Notes
Government/Earned	\$1,638,676	92.3%	
Contributions	129,537	7.3%	
Other	<u>8,101</u>	<u>0.5%</u>	
Total Revenue:	<u>\$1,776,314</u>	<u>100.0%</u>	
Expenses:			
Program	\$1,377,484	77.7%	
Administration	359,872	20.3%	
Fund Raising	<u>35,824</u>	<u>2.0%</u>	
Total Expenses:	<u>\$1,773,180</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$3,134</u>		
Net Assets:	<u>\$152,469</u>		

BOD: Marcia Linn; Vivian Auslander; Holly Below; Aldona Clottey; Steven Giacomini; Carolyn Heywood; Vitoria Larson; Andrew Leavitt; Robin Macgillivray; Cynthia Nooney; Risa Nye; Suzanne Shepard; Paul Sugarman; Marissa Tirona; Sandra Weingart

Bev's Angel Project
3305 Horseshoe Drive
Sacramento , CA 95821 County Sacramento
N/A

FEIN 45-4992821 Founded: 2012

Previous Donation: ☐ Yes ☒ No List Date 6/24/2016

Mission:

They are a small non-profit in Sacramento that delivers clothing, blankets, bikes, toiletries, books and toys to needy children and teens in Sacramento, Yolo, and Placer counties. At Christmas volunteers make stockings and gather gifts to distribute to local low-income schools in the region. For many of the kids their stocking and gift will be the only present they receive. Last year over 3,000 kids were served. The non-profit keeps their overhead low and 100% of all donations go back into the community.

Impact:

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

Financial Information: Not available. Less than \$25,000 990-N

Revenues:	Amount	%	Notes
Government/Earned			They are registered as a charity with both the federal and state agencies and are active.
Contributions			
Other			
Total Revenue:			
Expenses:			
Program			
Administration			
Fund Raising			
Total Expenses:			
Excess/(Deficit) of			
Revenues Over Expenses:			
Net Assets:			
BOD: Judith Shoemaker			

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:	<u>\$522,430</u>	<u>100.0%</u>	
Expenses:			
Program	\$426,891	78.8%	
Administration	85,413	15.8%	
Fund Raising	<u>29,605</u>	<u>5.5%</u>	
Total Expenses:	<u>\$541,909</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$19,479)</u>		
Net Assets:	<u>(\$97,992)</u>		

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

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

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	<u>2,379</u>	<u>1.4%</u>	
Total Revenue:	<u>\$170,049</u>	<u>100.0%</u>	
Expenses:			
Program	\$142,230	50.5%	
Administration	138,059	49.1%	
Fund Raising	<u>1,148</u>	<u>0.4%</u>	
Total Expenses:	<u>\$281,437</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$111,388)</u>		
Net Assets:	<u>\$1,301,173</u>		

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

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

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

FEIN 33-0068583 Founded: 1984

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

Mission:

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

Impact:

A donation will contribute to continuing operation of the organization.

Financial Information: IRS Form 990 for FY 2013

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

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

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:	<u>\$5,249,964</u>	<u>100.0%</u>	
Expenses:			
Program	\$2,662,287	81.5%	
Administration	578,870	17.7%	
Fund Raising	<u>24,630</u>	<u>0.8%</u>	
Total Expenses:	<u>\$3,265,787</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$1,984,177</u>		
Net Assets:	<u>\$2,156,990</u>		

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

Hispanic Chamber of Commerce Education Foundation

2130 E. 4th Street, Suite 160

Santa Ana , CA 92705

County

Orange

www.ochcc.com

FEIN

90-0100601

Founded: 2004

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

Mission:

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

Impact:

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

Financial Information: Internal Financials for FY 2015

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

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

Home on the Green Pastures
705 W. La Veta Ave Suite 204C

Orange , CA 92868

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

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

FEIN 95-3891400 Founded: 1961

Previous Donation: ☐ Yes ☒ No

List Date 2/5/2016

Mission:

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

Impact:

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

Financial Information: IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned Contributions	\$396,050	99.9%	Their Income is from Registration, Membership, Sponsorships, and Commissions
Other	<u>298</u>	<u>0.1%</u>	
Total Revenue:	<u>\$396,348</u>	<u>100.0%</u>	
Expenses:			
Program	\$343,964	87.3%	
Administration	50,198	12.7%	
Fund Raising			
Total Expenses:	<u>\$394,162</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$2,186</u>		
Net Assets:	<u>\$173,116</u>		
BOD: Marie Fellhauer; Micheal O'Leary; Vivian Romero; Robert Gonzales; Ralph Franklin; Laura Friedman + 20 other directors.			

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	<u>5,495</u>	<u>1.5%</u>	
Total Revenue:	<u>\$357,035</u>	<u>100.0%</u>	
Expenses:			
Program	\$155,665	71.0%	
Administration	32,073	14.6%	
Fund Raising	<u>31,567</u>	<u>14.4%</u>	
Total Expenses:	<u>\$219,305</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$137,730</u>		
Net Assets:	<u>\$947,748</u>		

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

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

OneOC

1901 E. 4th Street, Suite 100

Santa Ana , CA 92705

County

Orange

www.oneoc.org

FEIN

95-2021700

Founded: 1958

Previous Donation: ☐ Yes ☒ No

List Date 12/11/2015

Mission:

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

Impact:

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

Financial Information: IRS Form 990 for FY 2014

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

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

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	<u>35,837</u>	<u>0.8%</u>	
Total Revenue:	<u>\$4,555,998</u>	<u>100.0%</u>	
Expenses:			
Program	\$3,400,318	83.3%	
Administration	355,917	8.7%	
Fund Raising	<u>327,023</u>	<u>8.0%</u>	
Total Expenses:	<u>\$4,083,258</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$472,740</u>		
Net Assets:	<u>\$3,962,324</u>		

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	<u>418,558</u>	<u>1.7%</u>	
Total Revenue:	<u>\$24,911,109</u>	<u>100.0%</u>	
Expenses:			
Program	\$21,832,981	88.4%	
Administration	2,787,794	11.3%	
Fund Raising	<u>82,724</u>	<u>0.3%</u>	
Total Expenses:	<u>\$24,703,499</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$207,610</u>		
Net Assets:	<u>\$538,254</u>		

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
www.thepuregame.org

County Orange

FEIN 26-4083785 Founded: 2009

Previous Donation: ☐ Yes ☒ No

List Date 11/20/2015

Mission:

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

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

Impact:

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

Financial Information: IRS Form 990 for FY 2015

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

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

Tomorrow's Aeronautical Museum

961 W. Alondra Blvd

Compton , CA 90220 County Los Angeles

www.tamuseum.org

FEIN

33-0830637

Founded: 1998

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

Mission:

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

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

Impact:

A donation would assist them in their program.

Financial Information: IRS Form 990 for FY 2011

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

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

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

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
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Government/Earned

Contributions

Other

Just becoming established.

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

California Foundation For Stronger Communities
Profit & Loss Budget Overview
 July 2016 through June 2017

6:45 PM
 06/20/2016
 Accrual Basis

	TOTAL				
	Jul - Sep 16	Oct - Dec 16	Jan - Mar 17	Apr - Jun 17	Jul '16 - Jun 17
Ordinary Income/Expense					
Income					
Restricted Income					
CMFA Restricted Grants	2,500.00	2,500.00	2,500.00	2,500.00	10,000.00
Total Restricted Income	2,500.00	2,500.00	2,500.00	2,500.00	10,000.00
Unrestricted Income					
CMFA Operations Grants	3,500.00	3,500.00	3,500.00	3,500.00	14,000.00
CMFA Unrestricted Grants	290,000.00	335,000.00	205,000.00	275,000.00	1,105,000.00
Total Unrestricted Income	293,500.00	338,500.00	208,500.00	278,500.00	1,119,000.00
Total Income	296,000.00	341,000.00	211,000.00	281,000.00	1,129,000.00
Expense					
Charitable Payments					
Restricted Charity Payments	2,500.00	2,500.00	2,500.00	2,500.00	10,000.00
Unrestricted Charity Payments	290,000.00	335,000.00	205,000.00	275,000.00	1,105,000.00
Total Charitable Payments	292,500.00	337,500.00	207,500.00	277,500.00	1,115,000.00
Miscellaneous	650.00	650.00	650.00	650.00	2,600.00
Accounting Fees	2,850.00	2,850.00	2,850.00	2,850.00	11,400.00
Total Expense	296,000.00	341,000.00	211,000.00	281,000.00	1,129,000.00
Net Ordinary Income	0.00	0.00	0.00	0.00	0.00
Other Income/Expense					
Other Income					
Interest Income	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00	0.00
Net Income	0.00	0.00	0.00	0.00	0.00

Donations as of 6/3/16

