



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).



GRANGER APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: SDG Housing Partners

Action: Initial Resolution

Amount: \$50,000,000

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

Activity: Affordable Housing

Meeting: July 15, 2016

Background:

SDG Housing Partners was founded to renovate and preserve affordable housing with the will and passion to re-create communities to the highest standards to make a difference for the residents of the property and the community at large by providing exceptional quality housing. SDG Housing Partners' mission is to renovate and operate the affordable housing communities to the highest standard while maintaining affordability in perpetuity.

Given the critical regulatory dynamics of a HUD property, SDG's expertise and understanding of the financial nuances of affordable housing transactions provides an ideal combination of what they believe to be maximum achievable proceeds to the Board of Directors while ensuring that the property will have the necessary funds to sustain a world-class renovation and future operations.

SDG Housing Partners is dedicated to providing social services to all residents that reside in their buildings. Through their non-profit partner HCA, SDG provides programs including – Art, Gardening, Health and Wellness, Kaboom, Music, Photography, Computers, Sculpture, Stop Motion, Theater & Dance, and Cooking classes.

The Project:

The Granger Apartments is an existing 181-unit multifamily affordable community originally built in 1970, located at 2700 East 8th Street, National City, CA. The project is made up of 150 one-bedroom units at 50% AMI, 10 one-bedroom units at 60% AMI, 13 two-bedroom units at 50% AMI, 7 two-bedroom units at 60% AMI and one non-revenue producing two-bedroom manager's unit. Renovations will include, new exterior energy efficient windows, renovation of all units, new appliances and fixtures, new energy efficient heating and cooling systems, renovated and updated common areas and exterior and the installation of exterior balconies to all units that do not already have balconies. The project has a HAP contract for 90% of the units and will receive a 20-year renewal. The property features a community room, gym, computer room, garden, community lounge area, spa, and lush courtyards. The financing of this project will result in the preservation of affordable housing for 180 low-income households in National City for the next 55 years.

The City of National City:

The City of National City will need to become a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$16,085 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 41,511,500
Total Sources:	\$ 41,511,500

Uses of Funds:

Land Acquisition:	\$ 6,900,000
Building Acquisition:	\$ 27,600,000
Rehabilitation:	\$ 6,431,000
Architectural & Engineering:	\$ 200,000
Legal & Professional:	\$ 380,500
Total Uses:	\$ 41,511,000

Terms of Transaction:

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

Public Benefit:

A total of 180 low-income households will be able to enjoy high quality, independent, affordable housing in National City for another 55 years.

Percent of Restricted Rental Units in the Project: 100%
91% (163 Units) restricted to 50% or less of area median income households, and
9% (17 Units) restricted to 60% or less of area median income households.
Unit Mix: One-bedroom & two-bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	Citibank
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	TBD

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$50,000,000 for Granger Apartments affordable multi-family housing facility located in the City of National City, San Diego 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.



PROVIDENCE HOUSE OAKLAND APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Providence Health & Services - Washington
Action:	Initial Resolution
Amount:	\$9,500,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Oakland, Alameda County, California
Activity:	Affordable Housing
Meeting:	July 15, 2016

Background:

Providence Health & Services-Washington is a regional division of Providence Health & Services (PH&S). Providence Health & Services is the third largest nonprofit healthcare system in the United States, with a commitment to providing for community needs, especially for the poor and vulnerable. The Providence system includes: more than 82,000 employees providing a diverse range of services from birth to end of life, including acute care, physician clinics, long-term and assisted living, palliative and hospice care, home health, supportive housing and education; 34 hospitals, 600 physician clinics, 22 long-term care facilities, 19 hospice and home health programs; and 689 supportive housing units in 14 locations. Providence's health plan services employees and large employer groups covering 513,000 members.

Providence impacts more than five times as many lives in non-acute settings as in traditional hospital setting. On any given day, Providence cares for more than 1,200 people in its long-term care settings, more than 4,000 in its hospitals and more than 15,000 in clinic settings. Daily, it serves more than 7,000 people in its many home health and palliative care programs and almost 800 in supportive housing. In 2015, Providence provided \$951 million in community benefit.

The Project:

The Providence House Oakland Apartments is an existing 41-unit affordable multi-family housing development. The project consists of a 32,591 sf building including 34 one-bedroom units, 6 two-bedroom units and 1 two-bedroom non-income restricted manager's unit. Amenities include a laundry room and lounge, community room with kitchen and outdoor patio area. The project's 40 units of affordable housing serve individuals with a diagnosed mental or physical disability. There are additional preferences for housing individuals with HIV/AIDS and homeless households. All units are restricted to households making 50% & 60% of AMI or less. Rehabilitation will include energy efficiency upgrades, select interior and exterior repairs and replacements, front entry area will be reconfigured, additional security cameras and common areas will be reconfigured. This financing will preserve 40 units of affordable housing for the City of Oakland for 55 years.

The City of Oakland:

The City of Oakland is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$4,500 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 7,200,000
Seller Note:	\$ 3,513,258
City of Oakland Loan:	\$ 941,124
Construction Bridge Loan:	\$ 760,672
FHLB:	\$ 400,000
Sponsor Loan:	\$ 135,000
Project Cash:	\$ 277,242
Equity:	\$ 175,000
Total Sources:	\$ 13,402,296

Uses of Funds:

Land Acquisition:	\$ 1,030,000
Building Acquisition:	\$ 6,270,000
Rehabilitation:	\$ 4,152,370
New Machinery/ Equipment:	\$ 20,000
Architectural & Engineering:	\$ 203,025
Legal & Professional:	\$ 713,276
Capitalized Interest & Reserves:	\$ 355,834
LIHTC, FHA & Const. Loan Fees:	\$ 288,023
Developer Fee:	\$ 207,018
Costs of Issuance:	\$ 162,750
Total Uses:	\$ 13,402,296

Terms of Transaction:

Amount:	\$9,500,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	December 2016

Public Benefit:

A total of 40 low-income households will be able to enjoy high quality, independent, affordable housing in the City of Oakland, California for another 55 years.

Percent of Restricted Rental Units in the Project: 100%
10% (4 Units) restricted to 50% or less of area median income households; and
90% (36 Units) restricted to 60% or less of area median income households
Unit Mix: One- and two-bedrooms
Term of Restriction: 55 years

Finance Team:

Lender:	U.S. Bank, N.A.
Bond Counsel:	Orrick, Herrington & Sutcliffe, LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Kantor Taylor Nelson Evatt & Decina

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$9,500,000 for Providence House Oakland Apartments affordable multi-family housing facility located in the City of Oakland, Alameda County, California.

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

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



OWENDALE MUTUAL HOUSING COMMUNITY APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Mutual Housing California
Action:	Initial Resolution
Amount:	\$6,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Davis, Yolo County, California
Activity:	Affordable Housing
Meeting:	July 15, 2016

Background:

Incorporated in 1988, Mutual Housing was formed as a partnership of neighborhood residents, business representatives, housing advocates, and local government dedicated to improving housing opportunities for lower income families. The Mutual Housing founders' major objective was to create a locally controlled nonprofit that would be a force for revitalizing low-income communities by strengthening neighborhood assets—both the housing and the neighborhood residents. By acquiring deteriorating multifamily structures, they envisioned that Mutual Housing could leverage private and public capital to renovate properties and turn them around into safe, affordable and well-functioning residential communities. Similarly, by attracting investment to construct new housing on vacant in-fill lots, Mutual Housing would add to the local supply of safe, affordable housing and eliminate the hazards often associated with vacant lots.

Mutual Housing owns and operates 1,071 homes in 19 multifamily communities. Some of the communities are designed and constructed by Mutual Housing on vacant in-fill lots; others are acquired and rehabilitated by Mutual Housing because they were deteriorated bank or HUD REOs and are a critical focus for neighborhood revitalization efforts. Mutual Housing staff organizers provide leadership development support to resident leaders who are active in increasing the participation of other residents. The goal of Mutual Housing organizing is to encourage the involvement of all residents in operating the specific sites, working in the community, and providing leadership in the organization. This involvement enables residents to work together to more effectively identify solutions and resources which will strengthen communities and build safe, healthy neighborhoods.

The Project:

The Owendale Mutual Housing Community Apartments is an existing 45-unit affordable multi-family housing development. The project was originally constructed by another developer in 2003. Because the project was poorly designed, constructed and financially structured, Mutual Housing took over ownership and management in 2008. The financing will address deferred maintenance, financially restructure the existing financing and as a result, ensure the property's long-term financial and physical sustainability. Units will be restricted to household earning incomes of 25%, 35%, 50% and 60% of Area Median Income. Five units will be reserved for developmentally disabled households and another five units will be reserved for homeless/ at risk of homeless households. This financing will preserve 44 units of affordable housing for households in the City of Davis for 55 years.

The City of Davis:

The City of Davis will need to become a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$2,500 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 4,000,000
Equity:	<u>\$ 3,742,000</u>
Total Sources:	\$ 7,742,000

Uses of Funds:

Building Acquisition:	\$ 5,122,000
Rehabilitation:	\$ 2,300,000
Architectural & Engineering:	\$ 50,000
Legal & Professional:	\$ 100,000
Costs of Issuance:	<u>\$ 170,000</u>
Total Uses:	\$ 7,742,000

Terms of Transaction:

Amount:	\$6,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	January 2017

Public Benefit:

A total of 44 low income households will be able to enjoy high quality, independent, affordable housing in the City of Davis, California for another 55 years.

Percent of Restricted Rental Units in the Project: 100%
11% (5 Units) restricted to 25% or less of area median income households; and
39% (17 Units) restricted to 35% or less of area median income households; and
32% (14 Units) restricted to 50% or less of area median income households; and
18% (8 Units) restricted to 60% or less of area median income households
Unit Mix: One-, two- and three-bedrooms units
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Gubb & Barshay LLP
Financial Advisor:	Community Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$6,000,000 for Owendale Mutual Housing Community Apartments affordable multi-family housing facility located in the City of Davis, Yolo County, California.

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



LIBERTY AT ALISO APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	USA Properties
Action:	Initial Resolution
Amount:	\$41,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Aliso Viejo, Orange County, California
Activity:	Affordable Housing
Meeting:	July 15, 2016

Background:

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

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

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

The Project:

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

The City of Aliso Viejo:

The City of Aliso Viejo is a member of the CMFA and held a TEFRA hearing on April 6, 2016. Upon closing, the City is expected to receive approximately \$15,075 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 41,000,000
City of Aliso Viejo – Housing Trust Funds:	\$ 2,025,000
City of Aliso Viejo – Park Fee:	\$ 4,420,000
USA Properties Fund, Inc.:	\$ 6,831,703
Equity:	<u>\$ 9,026,139</u>
Total Sources:	\$ 63,302,842

Uses of Funds:

Land Acquisition:	\$ 7,424,663
New Construction:	\$ 36,972,890
Soft Costs:	\$ 7,898,663
Developer Fee:	\$ 6,478,621
Architectural & Engineering:	\$ 1,299,965
Reserves:	\$ 573,189
Financing Costs:	\$ 2,448,851
Costs of Issuance:	<u>\$ 206,000</u>
Total Uses:	\$ 63,302,842

Terms of Transaction:

Amount:	\$41,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	September 2016

Public Benefit:

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

Percent of Restricted Rental Units in the Project: 100%
25% (50 Units) restricted to 50% or less of area median income households; and
75% (150 Units) restricted to 60% or less of area median income households
Unit Mix: One- and two-bedrooms
Term of Restriction: 55 years

Finance Team:

Lender: Citibank, N.A.
Bond Counsel: Orrick, Herrington & Sutcliffe, LLP
Issuer Counsel: Jones Hall, APLC
Lender Counsel: TBD
Borrower Counsel: Bocarsly Emden Cowan Esmail & Arndt LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$41,000,000 for Liberty at Aliso Apartments affordable multi-family housing facility located in the City of Aliso Viejo, Orange County, California.

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

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



CROSSROADS APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Burbank Housing Development Corporation

Action: Final Resolution

Amount: \$24,895,000

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

Activity: Affordable Housing

Meeting: July 15, 2016

Background:

Burbank Housing Development Corporation (“Burbank Housing”) is a nonprofit organization dedicated to increasing the supply of housing in Sonoma County, so that low-income people of all ages, backgrounds and special needs will have a better opportunity to live in decent and affordable housing. Organized in 1980, Burbank provides qualified nonprofit housing development, ownership and management services in Sonoma County.

Burbank Housing builds and manages family and senior rental housing and creates home ownership opportunities, largely through its mutual self-help program. Burbank Housing collaborates with service organizations to provide supportive housing for people with special needs, including people who are elderly, physically or mentally disabled, farm workers or homeless.

This is the CMFA’s sixth project with Burbank Housing.

The Project:

The Crossroads Apartments is a new construction of a proposed 79-unit affordable multi-family housing development to be built in the unincorporated Roseland area of Santa Rosa, located at 1990-2030 Burbank Avenue, Santa Rosa, CA. The Project will be restricted to households earning between 30% and 60% of Area Median Income. Amenities will include a community room, courtyards, tot lot, play areas, laundry facilities and pedestrian paths. On-site resident services will be arranged by an on-site resident services coordinator. There will also be services for homeless person through Catholic Charities. This financing will help create 78-units of affordable housing for the City of Santa Rosa for 55 years.

The County of Sonoma:

The County of Sonoma is a member of the CMFA and held a TEFRA hearing on March 15, 2016. Upon closing, the City is expected to receive approximately \$13,967 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 24,895,000	\$ 12,849,000
LIH Tax Credit Equity:	\$ 1,280,162	\$ 12,645,985
Developer Equity:	\$ 1,008,335	\$ 0
Itemized Public Funds Sources:	\$ 9,592,513	\$ 0
Costs Deferred (Def. Dev. Fee & Interest):	\$ 2,235,206	\$ 1,352,098
Sonoma Co. CDBG/HOME:	\$ 0	\$ 5,042,513
Sonoma Co. 2016-17 HOME:	\$ 0	\$ 300,000
City of Santa Rosa RDA/HTF:	\$ 0	\$ 4,250,000
Accrued Deferred Interest:	\$ 0	\$ 228,649
GP Equity:	\$ 0	\$ 2,016,670
GP Equity (Sales Proceeds SFR):	\$ 0	\$ 175,000
LP Equity Energy Tax Credits:	\$ 0	\$ 17,700
Total Sources:	\$ 39,011,216	\$ 38,877,615

Uses of Funds:

Acquisition/ Land Purchase:	\$ 2,907,445
Predev. Int/Holding Cost:	\$ 1,409,952
Environmental Mitigation:	\$ 1,100,000
New Construction:	\$ 21,250,386
Architectural Fees:	\$ 625,897
Survey & Engineering:	\$ 457,419
Construction Interest and Fees:	\$ 1,892,063
Permanent Financing:	\$ 60,000
Legal Fees:	\$ 65,000
Reserves:	\$ 299,611
Appraisal:	\$ 20,700
Contingency Cost:	\$ 1,743,160
Local Development Impact Fees:	\$ 1,630,476
Other Project Costs (Marketing, etc.) *:	\$ 1,067,365
Developer Costs:	\$ 4,348,141
Total Uses:	\$ 38,877,615

Terms of Transaction:

Amount:	\$24,895,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	August 2016

Public Benefit:

A total of 78 households will be able to enjoy high quality, independent, affordable housing in the City of Santa Rosa. The project will have on-site supportive services available free of charge to residents.

Percent of Restricted Rental Units in the Project: 100%
92% (72 Units) restricted to 50% or less of area median income households; and
8% (6 Units) restricted to 60% or less of area median income households
Unit Mix: 1-, 2- & 3-bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	Wells Fargo Bank, N.A.
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Eichner Norris & Neumann PLLC
Borrower Counsel:	Gubb & Barshay, LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$24,895,000 for Crossroads Apartments affordable multi-family housing facilities located in the City of Santa Rosa, 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.



PIERCE PARK APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	DeSola Development Associates, LLC
Action:	Final Resolution
Amount:	\$100,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Los Angeles, Los Angeles County, California
Activity:	Affordable Housing
Meeting:	July 15, 2016

Background:

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

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

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

The Project:

The Pierce Park Apartments is an acquisition/rehabilitation of a 430-unit, affordable multi-family housing development made up of ten 2-story buildings. The project was last renovated in 1999 using tax-exempt bonds issued by the California Statewide Communities Development and proceeds from the syndication of 4% LIHTC. The project’s units will all be restricted to

households making no more than 50% and 60% of Area Median Income with the exception of four market rate units that will be used as manager's units. In order to preserve Pierce Park Apartments, critical renovations will need to be addressed. Renovations will be done to improve energy efficiency and to meet sustainability goals and improve building performance. The scope of work will include upgrades to HVAC equipment. Interior improvements to the unit's kitchens, bathrooms and flooring will also be addressed. The project is located at 12700 Van Nuys Blvd., Los Angeles, California. This financing will continue to preserve 426 units of affordable housing in the City of Los Angeles for another 55 years.

The City of Los Angeles:

The City of Los Angeles is a member of the CMFA and held a TEFRA hearing on April 13, 2016. Upon closing, the City is expected to receive approximately \$25,583 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 92,500,000	\$ 92,500,000
Operating Income:	\$ 5,150,585	\$ 5,150,585
LIH Tax Credit Equity:	\$ 48,295,354	\$ 53,038,207
Deferred Developer Fee:	\$ 17,545,537	\$ 12,802,684
Total Sources:	\$ 163,491,476	\$ 163,491,476

Uses of Funds:	
Acquisition/ Land Purchase:	\$ 98,000,000
Rehabilitation:	\$ 27,164,117
Relocation:	\$ 1,040,500
Architectural Costs:	\$ 75,000
Survey & Engineering:	\$ 50,000
Construction Financing:	\$ 7,285,229
Permanent Financing:	\$ 718,750
Legal Fees:	\$ 120,000
Reserves:	\$ 6,805,126
Contingency Costs:	\$ 2,794,815
Appraisal:	\$ 10,000
Other Costs (Marketing, etc.) *:	\$ 927,939
Developer Costs:	\$ 18,500,000
Total Uses:	\$ 163,491,476

Terms of Transaction:

Amount:	\$100,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	August 2016

Public Benefit:

A total of 426 households will continue to be able to enjoy high quality, independent, affordable housing in the City of Los Angeles, California.

Percent of Restricted Rental Units in the Project: 100%
10% (43 Units) restricted to 50% or less of area median income households; and
90% (383 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:	JLL Capital Markets
Bond Counsel:	Orrick, Herrington & Sutcliffe, LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Ballard Spahr LLP
Borrower Counsel:	Dan Vaugh LLP
Financial Advisor:	Horizon Development Consulting

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$100,000,000 for Pierce Park Apartments affordable multi-family housing facility located in the City of Los Angeles, Los Angeles County, California.

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



ANTELOPE VALLEY APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	DeSola Development Associates, LLC
Action:	Final Resolution
Amount:	\$14,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Lancaster, Los Angeles County, California
Activity:	Affordable Housing
Meeting:	July 15, 2016

Background:

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

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

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

The Project:

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

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

The City of Lancaster:

The City of Lancaster is a member of the CMFA and held a TEFRA hearing on May 24, 2016. Upon closing, the City is expected to receive approximately \$10,937 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 14,000,000	\$ 13,100,000
LIH Tax Credit Equity:	\$ 4,078,378	\$ 6,698,313
Deferred Developer Fee:	\$ 1,719,935	\$ 0
Operating Income During Rehab:	<u>\$ 344,972</u>	<u>\$ 344,972</u>
Total Sources:	\$ 20,143,285	\$ 20,143,285

Uses of Funds:

Acquisition/ Land Purchase:	\$ 12,000,000
Hard Construction Costs:	\$ 2,996,964
Architect & Engineering Fees:	\$ 100,000
Appraisal:	\$ 10,000
Developer Fee:	\$ 2,375,000
Legal Fees:	\$ 105,000
Relocation:	\$ 322,500
Contingency Cost:	\$ 309,136
Operating Reserve:	\$ 509,557
Construction and Permanent Financing:	\$ 1,060,897
Soft Costs (Marketing, etc.) *:	<u>\$ 354,231</u>
Total Uses:	\$ 20,143,285

Terms of Transaction:

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

Public Benefit:

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

Percent of Restricted Rental Units in the Project: 100%
20% (24 Units) restricted to 50% or less of area median income households; and
80% (95 Units) restricted to 60% or less of area median income households.
Unit Mix: 2- and 3-bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	Boston Private Bank
Bond Counsel:	Orrick, Herrington & Sutcliffe, LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Eichner Norris & Neumann PLLC
Borrower Counsel:	Dan Vaughn LLP
Financial Advisor:	Horizon Development Consulting, LLC

Recommendation:

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

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



LIFE'S GARDEN APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Beacon Communities, Inc.
Action:	Final Resolution
Amount:	\$39,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facilities Located in the City of Sunnyvale, Santa Clara County, California
Activity:	Affordable Housing
Meeting:	July 15, 2016

Background:

The Mission Statement for Beacon Communities is that they will “advocate for, develop and operate quality housing and services for the aging and other people with limited resources and/or disabilities, enabling them to thrive in a positive, affordable and supportive community”.

Because Beacon Communities seeks to enhance quality of life, seniors and others with limited resources and/or disabilities will have a safe place to live and access to services they need and deserve.

Older people and others with limited resources and/or disabilities should have the right to experience life to its fullest through self-determination. A caring community recognizes that people are individuals with changing needs and seeks innovative approaches that emphasize each person’s wholeness. Beacon’s services provide opportunities for personal growth, security, fulfillment and choice. Their heritage leads them to serve older people and others with limited resources and/or disabilities without regard to religious preference.

As a charitable corporation, Beacon Communities exists for and is responsible to the communities they serve. Their comprehensive programs go beyond the provision of services within their own communities and attempts to effect changes within society that lead toward a fuller life for all of us.

The Project:

The Life's Garden Apartments project is an acquisition/rehabilitation of a 208-unit affordable senior housing development. The retirement community offers studio and one-bedroom apartments with approximately 450-550 square feet per apartment. Ground floor units enjoy a small garden patio and most second floor units enjoy a view of the center courtyard gardens. All second floor units are accessible via elevator. Units are equipped with full kitchens, ceiling fans and double pane windows. Parking is available on-site and antenna, cable and internet hook-ups are available. The property has a large lounge, community room, and dining room. An outside party currently provides meals to residents. The property also has an exercise room, library, game room and beauty salon. Life's Garden has an on-site service coordinator with access to a variety of classes/ services on health and safety. The property has a 22 passenger bus for social outings and events. 195 of the units will be restricted to 50% and 60% of Area Median Income. There will be 11 market rate units and 2 manager's units. The project is located at 450 Old San Francisco Road, Sunnyvale, CA 94086. This financing will continue to provide 195 units of affordable housing for the City of Sunnyvale for the next 55 years.

The City of Sunnyvale:

The City of Sunnyvale is a member of the CMFA and held a TEFRA hearing on March 29, 2016. Upon closing, the City is expected to receive approximately \$15,667 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 39,000,000	\$ 32,500,000
Seller Carryback Loan:	\$ 23,275,562	\$ 16,275,562
GP Existing Reserves Loan:	\$ 1,113,168	\$ 1,113,168
LIH Tax Credit Equity:	\$ 2,000,000	\$ 20,115,258
Deferred Developer Fee:	\$ 0	\$ 4,314,436
Accrued/ Deferred Carryback Loan Interest:	\$ 1,048,476	\$ 1,048,476
Total Sources:	\$ 66,437,206	\$ 75,366,900

Uses of Funds:

Acquisition/ Land Purchase:	\$ 31,400,000
Rehabilitation:	\$ 20,737,041
Relocation:	\$ 3,050,000
Architectural Fees:	\$ 1,053,000
Survey & Engineering Fees:	\$ 149,000
Construction Interest and Fees:	\$ 4,423,201
Permanent Financing:	\$ 30,000
Legal Fees:	\$ 40,000
Reserves:	\$ 2,340,393
Appraisal:	\$ 10,000
Contingency:	\$ 3,365,841
Soft Costs, Marketing, etc.*:	\$ 893,988
Developer Costs:	\$ 7,874,436
Total Uses:	\$ 75,366,900

Terms of Transaction:

Amount:	\$39,000,000
Maturity:	20 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	August, 2016

Public Benefit:

A total of 195 senior households will continue to be able to enjoy high quality, independent, affordable housing in the City of Sunnyvale, California for another 55 years.

Percent of Restricted Rental Units in the Project: 93%
20% (42 Units) restricted to 50% or less of area median income households.
74% (153 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:	U.S. Bank, NA
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Paul Hastings, LLP
Borrower Counsel:	Gubb and Barshay
Financial Advisor:	Community Economics Inc.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$39,000,000 for Life's Garden Apartments affordable multi-family housing facilities located in the City of Sunnyvale, Santa Clara 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.



OPEN DOOR COMMUNITY HEALTH CENTERS SUMMARY AND RECOMMENDATIONS

Applicant:	Open Door Community Health Centers
Action:	Final Resolution
Amount:	\$14,000,000
Purpose:	Finance Healthcare Facilities Located in the City of Fortuna, Humboldt County, California
Activity:	Healthcare Facilities
Meeting:	July 15, 2016

Background:

Open Door started as a single clinic in 1971. At that time there wasn't enough access to quality health care in Humboldt and the surrounding counties. The founders of Open Door Community Health Centers shared the vision of providing excellent health care and education to all members of the community.

Now, Open Door has 13 clinics, and 3 mobile clinics, spread throughout Humboldt and Del Norte counties, serving approximately 50,000 patients a year and employing over 500 members of the community. Open Door continually seeks to promote the development of a health care system which meets the needs and enhances the health to all members of our community.

Open Door Community Health Centers ("ODCHC") has been deemed a Federally Qualified Health Center since 1999 by the Bureau of Primary Health Care of the Health Resources and Services Administration of the US Department of Health and Human Services. Federally Qualified Health Centers (FQHCs) include all organizations receiving grants under Section 330 of the Public Health Service Act (PHS). FQHCs qualify for enhanced reimbursement from Medicare and Medicaid, as well as other benefits. FQHCs must serve an underserved area or population, offer a sliding fee scale, provide comprehensive services, have an ongoing quality assurance program, and have a governing board of directors.

The Project:

The proceeds of the bonds will be used to: (1) finance the acquisition, construction, improvement and equipping of an approximately 31,000 square foot community health center to be located at 3750 Rohnerville Road in the City of Fortuna, California; and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned and operated by Open Door Community Health Centers.

City of Fortuna:

The City of Fortuna will need to become a member of the CMFA and is scheduled to hold a TEFRA on July 18, 2016. The City is expected to receive a total of approximately \$7,333 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 14,000,000
Total Sources:	\$ 14,000,000

Uses of Funds:

Land Acquisition:	\$ 300,000
Contingency:	\$ 542,620
New Construction:	\$ 9,652,700
Machinery/ Equipment:	\$ 1,858,500
Architectural & Engineering:	\$ 846,280
Legal & Administrative:	\$ 626,800
Permitting:	\$ 80,000
Inspection Fees:	\$ 93,100
Total Uses:	\$ 14,000,000

Terms of Transaction:

Amount:	\$14,000,000
Maturity:	August 2018
Collateral:	Deed of Trust, Credit Enhancement
Bond Purchasers:	Institutional & Retail Investors
Anticipated Rating:	Anticipated MIG-1, MIG-2
Estimated Closing:	August 2016

Public Benefit:

In September 2014, Open Door Community Health Centers absorbed two large private practices in Fortuna, California that were otherwise going out of business, leaving up to 15,000 active patients in the Eel River Valley without access to primary care. As part of this transition, community representatives asked that ODCHC seriously consider the construction of a new primary care facility to expand access, increase efficiencies and provide the comprehensive range of medical, behavioral, enabling and dental services for which ODCHC is known.

This new clinic will include 30 primary medical care exam rooms, consultation rooms, at least three behavioral health offices, support and educational group space, conference rooms, and, specific to this application for HRSA HIIP funds, 11 dental operatories to support primary dental care for children and adults, a dental residency program in cooperation with the University of California San Francisco and a dental hygienist. The design supports team-based care, patient-centered medical homes and the integration of medical, dental, behavioral and enabling services in a comprehensive and coordinated approach to care.

The building is being designed in keeping with environmentally sustainable practices, including the infrastructure to operate the dental clinic using solar power (modeled after a local practice designed by our consulting architect). Additional considerations for future development of the site include pediatric services and specialty medicine. It is a collaborative effort of the area's medical, economic and governmental planning resources.

In Humboldt County, ODCHC is the only provider of dental care for those who are uninsured or rely on Medicaid or Covered California insurance. ODCHC's primary dental site, Burre Dental Center in Eureka, despite a 2010 remodel which doubled its capacity, cannot meet the demand for services. There are no safety-net dental providers in the Eel River Valley. The connection between physical, mental and oral health is clear and critical; the inclusion of dental services can significantly enhance the Eel River Valley community's long-term health and health outcomes.

Finance Team:

Underwriter:	Municipal Capital Markets Group, Inc.
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Underwriter's Counsel:	TBD
Borrower's Counsel:	John Fredenburg

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$14,000,000 for the Open Door Community Health Centers project located in the City Fortuna, Humboldt County, California.



BROOKFIELD SCHOOL SUMMARY AND RECOMMENDATIONS

Applicant:	Riverside School
Action:	Final Resolution
Amount:	\$15,000,000
Purpose:	Finance Educational Facilities located in the City of Sacramento, Sacramento County, California
Activity:	Private School
Meeting:	July 15, 2016

Background:

The Pinnacle Schools is an affiliation of Private schools that serves Northern California. The affiliation is made up of Harwood Hills Country School, Early Learning Academy, Hilldale School and Brookfield School. Brookfield Schools has been a fixture in the Sacramento community since 1962. During this time, it has established itself as a leading institution of excellence for college preparatory education. The school has always been a private, tax-paying operation which has been owned by Pinnacle Schools Inc. since 2004. In order to expand the reach of the school into broader and more diverse socio-economic communities in the Sacramento area the owners have decided to convert the school to a non-profit. This conversion is being done through the creation of a new 501c3 non-profit corporation, Riverside school Inc. Riverside School Inc. will be doing business as Brookfield School in order to continue to legacy and goodwill established by Brookfield over the past five decades.

Their Philosophy: “Brookfield School is a thriving independent, co-educational, college preparatory school, serving children in Kindergarten through eighth grade. The school is best known for its rigorous accelerated curriculum and emphasis on character development. Brookfield’s primary purpose is to prepare our students to become independent thinkers, responsible citizens, and effective leaders.

To achieve this purpose, the curriculum is challenging and balanced, class sizes are small, and students are held to high academic and behavioral standards. Teachers are selected for their collegiality, professionalism, dedication to scholarship, and passion for teaching accelerated learners.

The Brookfield community is proud of our diversity. We emphasize respect and understanding of each other’s differences. We welcome students of all religious, ethnic, and social backgrounds.”

The Project:

The proceeds will be used to: a) finance the costs of acquiring, improving and equipping the school facilities located at approximately 6115 Riverside Boulevard in Sacramento, California and the costs of the acquisition and construction of an expansion, (b) fund a debt service reserve fund, and (c) pay the costs of issuance expenses.

The City of Sacramento:

The City of Sacramento is a member of the CMFA and is scheduled to hold a TEFRA hearing on July 19, 2016. Upon closing, the City is expected to receive approximately \$6,814 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 10,885,000
Taxable Bond Proceeds:	<u>\$ 235,000</u>
Total Sources:	\$ 11,120,000

Uses of Funds:

Building Acquisition:	\$ 9,470,000
New Construction:	\$ 300,000
Debt Service Reserve Fund:	\$ 900,000
Costs of Issuance:	<u>\$ 450,000</u>
Total Uses:	\$ 11,120,000

Terms of Transaction:

Amount:	\$15,000,000
Maturity:	August 2046
Collateral:	Deed of Trust
Bond Purchasers:	Limited Offering
Estimated Closing:	July 2016

Public Benefit:

Riverside School Inc. d.b.a. Brookfield School is a not for profit preschool through eighth grade school serving the needs of above average and gifted children in the greater Sacramento, CA area. For more than 50 years Brookfield School has excelled in delivering a challenging and rigorous curriculum for those children that have been fortunate enough to have the ability to reach higher than most other students and who need a significantly greater challenge than most other children in order to avoid being bored. The nature of most public schools is such that to meet the needs of the typical and also the neediest students results in the most capable students often being left to their own devices. All too often boredom and behavioral issues result from the lack of attention that this special population requires. These very talented children are the students that have a wonderful opportunity to become the future leaders of our communities, businesses, and government if provided with the attention, challenge, and motivation to reach their potential. Brookfield School has been growing as it moved into the recently developed campus.

With the opportunity to purchase the property and to further develop the school its continued grow in students served and employed staff, both professional non-credentialed.

Finance Team:

Underwriter:	D. A. Davidson Companies
Bond Counsel:	Ballard Spahr LLP
Issuer Counsel:	Jones Hall, APLC
Underwriter Counsel:	Squire Patton Boggs (US) LLP
Borrower Counsel:	Berliner Cohen LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors authorize a Final Resolution of \$15,000,000 for Riverside School Located in the City of Sacramento, County of Sacramento, California.



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

Action	Approve OnPACE Energy Solutions 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:	July 15, 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:

OnPACE Energy Solutions, LLC, and its affiliates, PACE Funding, LLC and Local Energy Exchange, LLC, provide energy saving solutions and financing. They are focused on helping companies and non-profits reduce and get control of their ongoing utility costs using solar building upgrades. OnPACE’s financing programs require zero up-front money and provide long term funding options that enable customers to begin saving on their energy costs day one. OnPACE only works with the best solar installation and maintenance providers to make sure that all of their systems are installed safely.

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 OnPACE Energy Solutions, LLC and Affiliates Program Administrator Agreement with the CMFA.



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

Action	Resolution Approving Agreement for Compensation to County of Tulare for Collection of Special Assessments
Purpose:	Property Assessed Clean Energy (“PACE”)
Activity:	PACE Financing and Refinancing of Energy Efficiency, Water Efficiency, Renewable Energy Generation and Seismic Improvements
Meeting:	July 15, 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:

PACE property tax assessments are included in the semi-annual tax bill processed by the property owner’s county. The County of Tulare requires all special districts requesting property tax collections being processed by the county to enter into an Agreement for Compensation to County of Tulare for Collection of Special Assessments that has been approved by the Board of the special district. The CMFA will be indemnified by each of the program administrators wishing to operate in the County of Tulare.

The 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 the Resolution Approving Agreement for Compensation to County of Tulare for Collection of Special Assessments with the CMFA.

California Municipal Finance Authority
Statement of Income and Expense vs. Budget
July 2015 through June 2016

	<u>Jul '15 - Jun 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Annual Fee Income	2,450,359	2,075,000	375,359
Application Fee Income	127,500	0	127,500
Issuance Fee Income	1,884,794	1,375,000	509,794
Total Income	<u>4,462,653</u>	<u>3,450,000</u>	<u>1,012,653</u>
Gross Profit	4,462,653	3,450,000	1,012,653
Expense			
Bad Debt Expense	0	0	0
Bank Service Charges	4,960	8,000	-3,040
Charitable Grants - Restricted	5,991	10,000	-4,009
Charitable Grants -Unrestricted	1,266,393	715,430	550,963
Dues and Subscriptions	225		
Insurance	76,112	76,320	-209
JPA Member Distributions	589,303	453,750	135,553
Marketing	31,107	49,000	-17,893
Office Supplies	672		
Outside Services	4,250	0	4,250
Professional Fees	2,487,915	2,102,500	385,415
Travel & Entertainment	12,498	12,000	498
Total Expense	<u>4,479,426</u>	<u>3,427,000</u>	<u>1,052,426</u>
Net Ordinary Income	-16,773	23,000	-39,773
Other Income/Expense			
Other Income	721	1,000	-279
Other Expense	0	4,000	-4,000
Net Other Income	<u>721</u>	<u>-3,000</u>	<u>3,721</u>
Net Income	<u><u>-16,052</u></u>	<u><u>20,000</u></u>	<u><u>-36,052</u></u>

California Municipal Finance Authority
Statement of Income & Expense
 July 2015 through June 2016

	Jul '15 - Jun 16	Jul '14 - Jun 15	\$ Change
Ordinary Income/Expense			
Income			
Annual Fee Income	2,450,359	2,066,352	384,008
Application Fee Income	127,500	70,500	57,000
Issuance Fee Income	1,884,794	1,294,082	590,712
Total Income	4,462,653	3,430,934	1,031,719
Gross Profit	4,462,653	3,430,934	1,031,719
Expense			
Bank Service Charges	4,960	5,911	-951
Charitable Grants - Restricted	5,991	3,063	2,929
Charitable Grants -Unrestricted	1,266,393	976,257	290,136
Dues and Subscriptions	225	225	0
Insurance	76,112	69,305	6,806
JPA Member Distributions	589,303	381,289	208,014
Marketing	31,107	53,193	-22,086
Office Supplies	672	0	672
Outside Services	4,250	2,250	2,000
Postage and Delivery	0	0	0
Professional Fees	2,487,915	1,925,600	562,315
Travel & Entertainment	12,498	9,439	3,060
Total Expense	4,479,426	3,426,531	1,052,895
Net Ordinary Income	-16,773	4,403	-21,176
Other Income/Expense			
Other Income	721	879	-158
Net Other Income	721	879	-158
Net Income	-16,052	5,282	-21,334

California Municipal Finance Authority
Statement of Financial Position
As of June 30, 2016

07/10/16

Accrual Basis

	Jun 30, 16	Jun 30, 15	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Wells CDLAC (#8131)	4,806,639	1,706,316	3,100,323
Wells Checking (#4713)	587,850	544,658	43,192
Total Checking/Savings	5,394,489	2,250,975	3,143,515
Accounts Receivable	-38,363	99,013	-137,376
Other Current Assets			
Prepaid Expenses	6,371	5,782	589
Total Other Current Assets	6,371	5,782	589
Total Current Assets	5,362,497	2,355,770	3,006,727
TOTAL ASSETS	5,362,497	2,355,770	3,006,727
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	66,373	62,551	3,822
Other Current Liabilities			
Accrued Expenses	45,600	44,966	634
Refundable Deposits	4,724,639	1,706,316	3,018,323
Total Other Current Liabilities	4,770,239	1,751,282	3,018,957
Total Current Liabilities	4,836,613	1,813,833	3,022,779
Total Liabilities	4,836,613	1,813,833	3,022,779
Equity			
Retained Earnings	541,936	536,655	5,282
Net Income	-16,052	5,282	-21,334
Total Equity	525,884	541,936	-16,052
TOTAL LIABILITIES & EQUITY	5,362,497	2,355,770	3,006,727



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
-

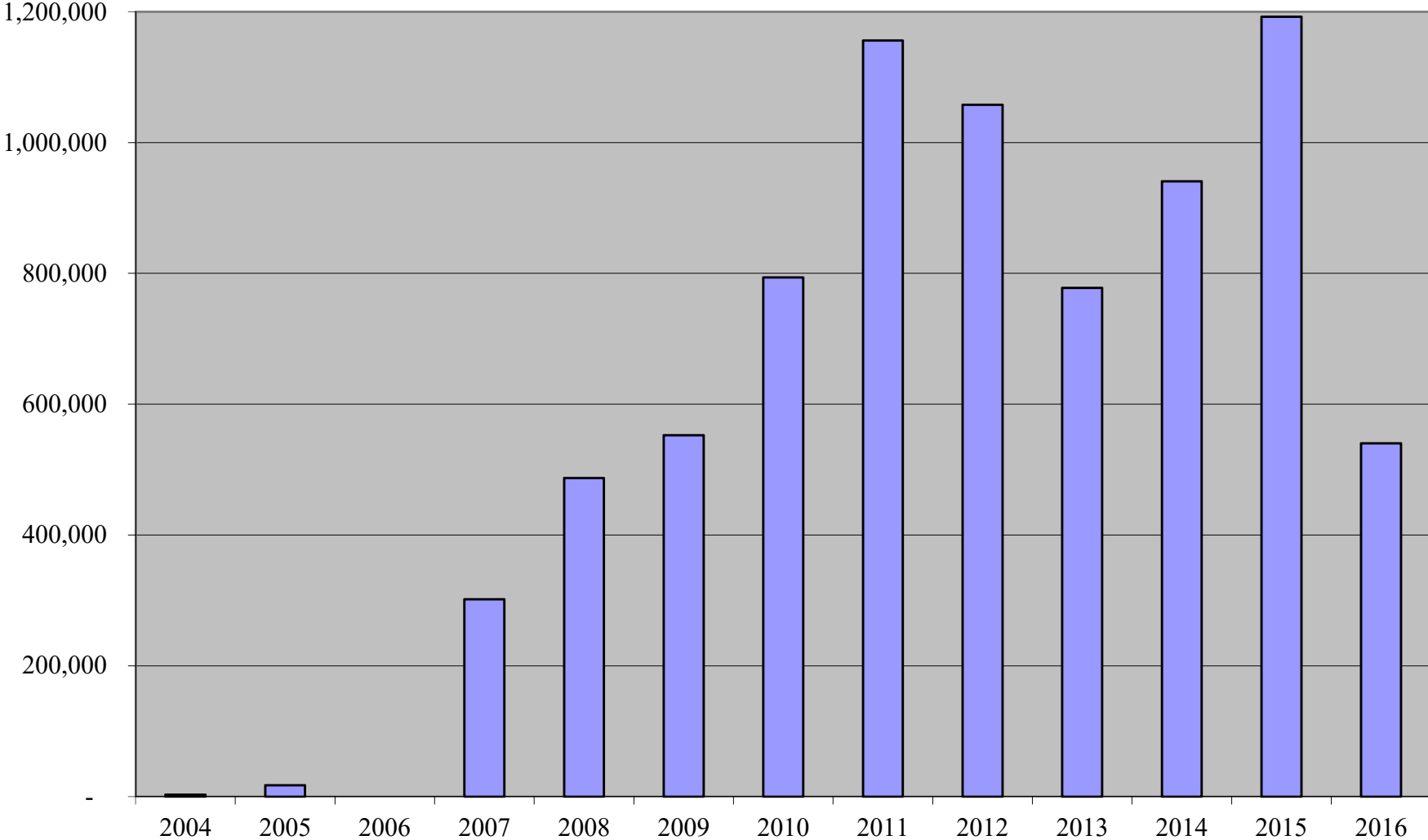


PROCEDURAL ITEMS FOR THE CFSC SUMMARY AND RECOMMENDATIONS

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).

Donations as of 6/24/16



California Foundation For Stronger Communities
Profit & Loss Budget vs. Actual
July 2015 through June 2016

3:09 PM
07/10/2016
Accrual Basis

	Jul '15 - Jun 16	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Restricted Income	30,877	10,000	20,877
Unrestricted Income			
CMFA Operations Grants	10,926	16,000	-5,074
CMFA Unrestricted Grants	1,260,000	699,430	560,570
Total Unrestricted Income	1,270,926	715,430	555,496
Total Program Income	1,301,803	725,430	576,373
Total Income	1,301,803	725,430	576,373
Gross Profit	1,301,803	725,430	576,373
Expense			
Charitable Payments			
Restricted Charity Payments	30,877	10,000	20,877
Unrestricted Charity Payments	1,260,000	699,430	560,570
Total Charitable Payments	1,290,877	709,430	581,447
Dues and Subscriptions	75	75	0
Miscellaneous	0	808	-808
Office Supplies	288		
Professional Fees			
Accounting Fees	10,548	15,152	-4,604
Total Professional Fees	10,548	15,152	-4,604
Taxes			
State Taxes	15	25	-10
Total Taxes	15	25	-10
Total Expense	1,301,803	725,490	576,313
Net Ordinary Income	0	-60	60
Other Income/Expense			
Other Income			
Interest Income	75	60	15
Net Other Income	75	60	15
Net Income	75	0	75

California Foundation For Stronger Communities
Statement of Financial Income & Expense
July 2015 through June 2016

2:55 PM
07/11/2016
Accrual Basis

	Jul '15 - Jun 16	Jul '14 - Jun 15	\$ Change
Ordinary Income/Expense			
Income			
Restricted Income			
CMFA JPA Member Donation	24,885.81	0.00	24,885.81
CMFA Restricted Grants	5,991.43	3,062.50	2,928.93
Total Restricted Income	30,877.24	3,062.50	27,814.74
Unrestricted Income			
CMFA Operations Grants	10,925.94	11,237.00	-311.06
CMFA Unrestricted Grants	1,260,000.00	965,000.00	295,000.00
Total Unrestricted Income	1,270,925.94	976,237.00	294,688.94
Total Income	1,301,803.18	979,299.50	322,503.68
Expense			
Charitable Payments			
Restricted Charity Payments	30,877.24	3,062.50	27,814.74
Unrestricted Charity Payments	1,260,000.00	965,000.00	295,000.00
Total Charitable Payments	1,290,877.24	968,062.50	322,814.74
Dues and Subscriptions	75.00	75.00	0.00
Office Supplies	287.93	0.00	287.93
Professional Fees	10,548.01	11,122.00	-573.99
Taxes	15.00	40.00	-25.00
Total Expense	1,301,803.18	979,299.50	322,503.68
Net Ordinary Income	0.00	0.00	0.00
Other Income/Expense			
Other Income	75.04	62.78	12.26
Net Income	75.04	62.78	12.26

California Foundation For Stronger Communities
Statement of Financial Position
As of June 30, 2016

2:28 PM
07/10/2016
Accrual Basis

	Jun 30, 16	Jun 30, 15	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Wells Fargo Checking (#4721)	5,352.10	5,277.06	75.04
Total Checking/Savings	5,352.10	5,277.06	75.04
Accounts Receivable	11,200.01	11,122.00	78.01
Total Current Assets	16,552.11	16,399.06	153.05
TOTAL ASSETS	16,552.11	16,399.06	153.05
LIABILITIES & EQUITY			
Liabilities			
Accrued Expenses	11,200.01	11,122.00	78.01
Total Current Liabilities	11,200.01	11,122.00	78.01
Total Liabilities	11,200.01	11,122.00	78.01
Equity			
Retained Earnings	5,277.06	5,214.28	62.78
Net Income	75.04	62.78	12.26
Total Equity	5,352.10	5,277.06	75.04
TOTAL LIABILITIES & EQUITY	16,552.11	16,399.06	153.05



PROCEDURAL ITEMS FOR THE CFPP SUMMARY AND RECOMMENDATIONS

Items: A1, A2, A3

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

California Foundation for Public Facilities
Statement of Financial Position
 As of July 10, 2016

3:31 PM
 07/10/2016
 Accrual Basis

	Jul 10, 16	Jul 10, 15	\$ Change
ASSETS			
Current Assets			
Checking/Savings	946.46	945.47	0.99
Accounts Receivable	0.00	20.00	-20.00
Total Current Assets	946.46	965.47	-19.01
TOTAL ASSETS	946.46	965.47	-19.01
LIABILITIES & EQUITY			
Equity			
Unrestricted Net Assets	946.46	965.47	-19.01
Total Equity	946.46	965.47	-19.01
TOTAL LIABILITIES & EQUITY	946.46	965.47	-19.01

California Foundation for Public Facilities
Statement of Income & Expense
 July 2015 through June 2016

3:28 PM
 07/10/2016
 Accrual Basis

	Jul '15 - Jun 16	Jul '14 - Jun 15	\$ Change
Ordinary Income/Expense			
Income			
Direct Public Support			
Corporate Contributions	-20.00	20.00	-40.00
Total Direct Public Support	-20.00	20.00	-40.00
Total Income	-20.00	20.00	-40.00
Net Ordinary Income	-20.00	20.00	-40.00
Other Income/Expense			
Other Income			
Interest Received	0.99	1.42	-0.43
Total Other Income	0.99	1.42	-0.43
Net Other Income	0.99	1.42	-0.43
Net Income	-19.01	21.42	-40.43