



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).



WOODBURY UNIVERSITY SUMMARY AND RECOMMENDATIONS

Applicant: Woodbury University

Action: Amendment of Loan Agreement and Indenture of Trust

Amount: \$38,500,000

Purpose: Finance and/or Refinance the Acquisition, Construction, Improvement, Renovation, Restoration, Expansion, Replacement, Furnishing and/or Equipping of Educational Facilities Located in the Cities of Burbank and Los Angeles, County of Los Angeles, California

Activity: Private University

Meeting: August 26, 2016

Background:

The Woodbury University was founded in 1884 and is one of the oldest institutions of higher education in Southern California. As an accredited, nonprofit university, the University is located on a 22-acre residential campus in Burbank, California, and offers bachelor's degrees from the School of Business, School of Architecture, School of Media Culture & Design, and Institute of Trans disciplinary Studies. The University also offers a Master of Business Administration as well as weekend and evening study for working adults. A San Diego campus was established in 1998 to offer Bachelor of Architecture Degrees.

The University occupies four different market areas, the traditional undergraduate architecture and design market, the traditional undergraduate business market, the non-traditional undergraduate market, and the working professional graduate market. The University emphasizes professional education, access to classes, timely degree completion, and comprehensive liberal arts institutions. The University focuses on narrow market niches rather than presence in a broad range of academic fields.

The Project:

The proceeds of the financing were approved to be loaned to Woodbury University to finance and/or refinance: refinance (1) the payment of the redemption price of the \$19,995,000 California Educational Facilities Authority Revenue Bonds (Woodbury University) Series 2006 (the "2006 Bonds"), currently outstanding in the aggregate principal amount of \$17,000,000; (2) the payment

of the redemption price of a portion of the \$37,765,000 California Educational Facilities Authority Revenue Bonds (College and University Financing Program) Series 2007 allocated to the Borrower (the "2007 Bonds"), which portion is currently outstanding in the aggregate principal amount of \$6,140,000; (3) the payment and/or reimbursement of capital expenditures related to the acquisition, construction, improvement, renovation, restoration, expansion, replacement, furnishing, and/or equipping of buildings, laboratories, offices and other facilities of the Borrower, including but not limited to the construction of a residence hall, the relocation of the main entrance of the Borrower, capital improvements to campus security infrastructure and the creation of a consolidated enrollment service center (the "Facilities"), located at 7500 Glenoaks Boulevard, Burbank, California 91504 (although the Borrower has a street address in the City of Burbank, all of the Facilities to be financed or refinanced are located in the City of Los Angeles), and (4) the payment of various costs of issuance and other related costs (collectively, the "Project"), all of which Facilities will be owned and operated by the Corporation.

The CMFA Revenue Bonds (Woodbury University Project), Series 2014 were issued on December 23, 2014 in the aggregate principal amount of \$38,500,000 (the "Bonds"). It was requested through a first amendment that a portion of proceeds of such Bonds in an amount not expected to exceed \$13,500,000 be used to finance or refinance all or a portion of the costs of acquisition, construction, renovation, improvement and/or equipping of a two-story approximately 36,470 square foot building located at 7530 North Glenoaks Boulevard, Burbank, California 91504 and to pay certain related expenses (collectively, the "New Project"). The New Project facilities are to be owned by Woodbury University, a California nonprofit public benefit corporation (the "Borrower") and are expected to be used by the Borrower for educational classroom, lab and studio space, student meeting spaces, and administrative offices.

At the time of execution of the First Amendment, the location of the New Project was believed to be within the legal boundaries of the City of Burbank, California, and as a condition to the effectiveness of the certain changes authorized by the First Amendments, the City of Burbank was required to hold a TEFRA hearing. The Borrower subsequently determined that the New Project is located wholly within the boundaries of the City of Los Angeles, and because the New Project is not located in the City of Burbank, no TEFRA Approval by the City of Burbank is required. However, in connection with the acquisition of the New Project, the Borrower has requested to amend the Indenture and Loan Agreement to permit the Borrower, among other things, to enter into one or more subordinate loans which may not have the same principal and interest payment dates as the Bonds, subject to the prior written consent of the owner of 100% aggregate principal amount of Bonds Outstanding. The Borrower has informed the CMFA that in connection with the execution and delivery of the proposed amendments, the consent of TPB Investments, Inc., an affiliate of Western Alliance Public Finance, as sole holder of 100% of the Bonds outstanding, shall be obtained.

The City of Los Angeles:

The City of Los Angeles is a member of the CMFA and held a TEFRA hearing on September 24, 2014. Upon closing, the City received \$11,416 as part of the CMFA's sharing of Issuance Fees.

Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	<u>\$38,500,000</u>
Total Sources:	\$38,500,000

Uses of Funds:

New Construction:	\$15,500,000
Payoff 2006 & 2007 Bonds:	\$22,200,000
Cost of Issuance	<u>\$ 800,000</u>
Total Uses:	\$38,500,000

Terms of Transaction:

Amount:	\$38,500,000
Maturity:	30 years
Collateral:	Deed of Trust on Property
Bond Purchasers:	Private Placement
Initial Closing:	December 2014

Public Benefit:

Entrepreneur and education pioneer F.C. Woodbury founded Woodbury's Business College in 1884 in the historic center of Los Angeles. Woodbury University's distinguished history is inextricably linked to the rise of Southern California as a center of business, creativity, and innovation.

Woodbury University's mission is to provide the highest level of professional and liberal arts education. The integrated nature of its educational environment cultivates successful students from all walks of life with a strong and enduring sense of personal and social responsibility. Since 1884, Woodbury has educated more than 75,000 alumni who have built businesses large and small, led magazines, established accounting and architecture firms, become noted fashion designers, amassed fortunes, won design competitions, held public office, led non-profit organizations and much more.

The University has embarked on a major rebuilding of its student residence core. Living on campus is convenient. Classes and campus resources such as the dining hall, the Los Angeles Time Library, computer labs, staff and faculty offices, academic support services, and sports courts are all within walking distant. Research shows that students who live on campus have higher GPAs and are more likely to graduate. The residential housing plan envisions a new on-campus 255 bed suite style residence hall. The new residence hall will greatly enhance the recruitment and retention of students and their satisfaction with the residence experience. It will help the University's strategic plan to increase non-local students.

This initial financing increased the capacity of the institution to provide educational services to the students served.

Initial Finance Team:

Purchaser:	Western Alliance Public Finance or affiliate
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Issuer Counsel:	Jones Hall APLC
Purchaser Counsel:	Squire Patton Boggs LLP
Borrower Counsel:	Musick Peeler & Garrett LLP
Financial Advisor:	Urban Futures, Inc.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors authorize the execution and delivery of a second amendment to indenture of trust and second amendment to loan agreement in connection with the California Municipal Finance Authority Revenue Bonds (Woodbury University) Series 2014, located in the Cities of Burbank and Los Angeles, County of Los Angeles, California.



SANTA MARGARITA CATHOLIC HIGH SCHOOL SUMMARY AND RECOMMENDATIONS

Applicant: The Roman Catholic Bishop of Orange

Action: Amendment of Loan Agreement

Amount: \$21,800,000

Purpose: Finance and Refinance a Project for Santa Margarita Catholic High School located in the City of Rancho Santa Margarita, County of Orange, California

Activity: Private School

Meeting: August 26, 2016

Background:

Santa Margarita Catholic High School ("SMCHS") is a co-ed college preparatory Catholic high school of 1,718 students. Their students attend from throughout South Orange County - a radius of approximately 20 miles, from the Pacific Ocean to the Saddleback Mountains.

Accreditations/Distinctions/ Faculty:

- SMCHS is fully accredited by the Western Association of Schools and Colleges (WASC) and Western Catholic Education Association (WCEA).
- SMCHS Named Top 50 Catholic High Schools in US in 2004, 2005 & 2006
- 1998 Honored by U.S. Dept. of Education as a Blue Ribbon School
- Certified as an International Baccalaureate Diploma-Granting Institution (IBO)
- Member of the College Board
- National Endowment for the Arts Distinction in the Arts Award
- L.A. Times All Sports Awards and CIF Commissioner's Cup Awards
- Total number of Faculty & Administration - 114
- Degrees: Bachelors - 114; Masters - 54; Doctorates - 5

The Project:

Proceeds of the Bonds were approved to (a) to finance and refinance the \$19,190,000 original principal amount of CMFA Refunding Revenue Bonds (Santa Margarita Catholic High School) Series 2010, the proceeds of which were used for the (i) construction of a building to house additional classrooms, general meeting and conference rooms, and athletic facilities, which include football offices, team rooms and wrestling practice area and storage; (ii) construction of

classroom facilities to house science laboratories and workspace, a television studio, and various auxiliary programs; and (iii) construction of a performing arts center, remodeling of existing administrative space, and the construction of additional parking facilities; (b) to finance and refinance the costs of an HVAC system upgrade; and (c) to pay the costs of issuance.

The CMFA previously issued its Revenue Bonds (Santa Margarita Catholic High School) Series 2013 (the “Bonds”) pursuant to the Original Indenture, as amended by the First Supplemental Indenture, dated as of September 1, 2013 (the “First Supplemental Indenture” and together with the Original Indenture, the “Indenture”), between the CMFA and Wells Fargo Bank, National Association as trustee, and loaned the proceeds thereof to the Corporation pursuant to the Original Loan Agreement, as amended by a First Supplemental Loan Agreement, dated as of September 1, 2013 (the “First Supplemental Loan Agreement” and together with the Original Loan Agreement, between the CMFA and the Corporation, to amend certain provisions of the Series 2010 Bonds creating a reissuance and provide funds for certain additional capital improvements at the School. The Corporation has requested that the CMFA execute and deliver a Second Supplemental Loan Agreement between the CMFA and the Corporation (the “Second Supplemental Loan Agreement”), to amend certain provisions of the Loan Agreement to clarify that the Loan Payments, as defined in the Loan Agreement, are secured by revenues and assets of the School, rather than of the Corporation.

The City of Rancho Santa Margarita:

The City of Rancho Santa Margarita is a member of the CMFA and held a TEFRA hearing on August 14, 2013. At closing, the City received \$8,633 as part of CMFA’s sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$ 21,800,000
Total Sources:	\$ 21,800,000

Uses of Funds:

Refunding:	\$ 19,190,000
New Project:	\$ 2,510,000
COI:	\$ 100,000
Total Uses:	\$ 21,800,000

Terms of Transaction:

Amount:	\$21,800,000
Rate:	Fixed
Maturity:	2044
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Estimated Closing:	August 2013

Public Benefit:

The refunding was expected to provide an interest rate savings to SMCHS. The concept and practice of community service is extremely important to the overall philosophy of the School by developing the art of recognizing, comprehending and caring for the needs of others, not only those in their own school community but also the larger community, students learn to want more for the world rather than for themselves, alone. Of the many ways in which a high school student experiences the world, perhaps one of the most meaningful is through serving the community. The School has a very comprehensive service program as described below.

- At SMCHS, the School asks every student to acquire these important habits of the heart by doing direct service to the poor and the needy in the community and region or by mentoring others through faith-based retreats or by participating in a teaching ministry.
- SMCHS asks that every student complete 12 to 15 hours of direct service every year. This is done to fulfill part of the basic requirements for both graduation and for their Religion class's Christian Service Project.
- The 12 to 15 hours of direct service per year is intended to encourage students to develop a relationship. The hope is that the student will continue to serve at the same site throughout his or her career at SMCHS, growing in leadership over the years as their bond with this site deepens.
- Service hours are recorded on the student's school transcript, and are part of the student's permanent record. A SMCHS Verification Form must be used to submit these hours. This includes all service hours done beyond the yearly basic requirement.
- SMCHS recognizes and honors students who have done exemplary service to their community both in the amount of time given and in the character of that service. This recognition usually takes place at the Senior Awards ceremony. There are also opportunities at the state and national level for recognition of service.
- Service can be done over the summer in preparation for the upcoming academic year.
- SMCHS provides chaperoned trips to certain sites throughout the academic year. Students who wish to go on these trips are required to attend all preparatory meetings and to submit a completed permission slip at the appointed deadline.
- SMCHS also provides a website that features a comprehensive list of approved service sites in the area.

Original Finance Team:

Bond Purchaser:	U.S. Bank National Association
Bond Counsel:	Squire Sanders LLP
Purchaser Counsel:	Sheppard Mullin Richter & Hampton, LLP
Issuer Counsel:	Jones Hall, APLC
Borrower Counsel:	Roman Catholic Diocese of Orange
Trustee:	Wells Fargo Bank, National Association

Recommendation:

The Executive Director recommends that the CMFA Board of Directors adopt a Resolution authorizing the execution and delivery of a second supplemental loan agreement for the Santa Margarita Catholic High School located in the City of Rancho Santa Margarita, Orange County, California.



NON-PROFIT MEMBERSHIP SUMMARY AND RECOMMENDATIONS

Action: Discuss and Approve

Purpose: Approve CMFA's Membership with Various Non-Profits

Meeting: August 26, 2016

Background:

Discuss and Approve CMFA's membership with the following Non-profits: California City Management Foundation and California Affordable Housing Developers Association memberships.

Estimated Fees:

California City Management Foundation	\$1,500
California Affordable Housing Developers Association	\$10,000

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve membership in various nonprofits throughout California.



MACKEY TERRACE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	EAH Inc.
Action:	Final Resolution
Amount:	\$15,933,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Novato, Marin County, California
Activity:	Affordable Housing
Meeting:	August 26, 2016

Background:

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

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

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

The CMFA has facilitated over ten EAH projects.

The Project:

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

The County of Marin:

The County of Marin is a member of the CMFA and held a TEFRA hearing on January 26, 2016. Upon closing, the City is expected to receive approximately \$9,958 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 15,933,000	\$ 8,118,000
Seller Carryback Loan:	\$ 6,464,447	\$ 6,464,447
LIH Tax Credit Equity:	\$ 854,989	\$ 9,494,889
Deferred Developer Fee:	\$ 571,740	\$ 571,740
Accrued/ Deferred Interest:	\$ 256,854	\$ 256,854
Operating Income:	\$ 0	\$ 221,870
Project Reserves:	\$ 90,015	\$ 90,015
Total Sources:	\$ 24,171,045	\$ 25,217,815

Uses of Funds:	
Acquisition/ Land Purchase:	\$ 13,524,850
Rehabilitation:	\$ 4,581,010
Construction Interest and Fees:	\$ 971,225
Architectural Fees:	\$ 436,182
Permanent Financing:	\$ 67,590
Legal Fees:	\$ 218,500
Reserves:	\$ 550,240
Contingency Costs:	\$ 851,202
Appraisal:	\$ 17,500
Soft Costs, Marketing, etc.*:	\$ 927,776
Developer Costs:	\$ 3,071,740
Total Uses:	\$ 25,217,815

Terms of Transaction:

Amount:	\$15,933,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	September 2016

Public Benefit:

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

Percent of Restricted Rental Units in the Project: 100%
100% (49 Units) restricted to 50% or less of area median income households
Unit Mix: Studio and 1-bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	Union Bank, N. A.
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Rutan & Tucker, LLP
Borrower Counsel:	Bocarsly Emden Cowan Esmail & Arndt LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$15,933,000 for Mackey Terrace Apartments affordable multi-family housing facility located in the City of Novato, Marin 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.



WALNUT PLACE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	EAH Inc.
Action:	Final Resolution
Amount:	\$7,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in Unincorporated Marin County, California
Activity:	Affordable Housing
Meeting:	August 26, 2016

Background:

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

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

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

The CMFA has facilitated over ten EAH projects.

The Project:

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

The County of Marin:

The County of Marin is a member of the CMFA and held a TEFRA hearing on January 26, 2016. Upon closing, the County is expected to receive approximately \$4,375 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 7,000,000	\$ 2,167,000
Seller Carryback:	\$ 3,518,217	\$ 3,518,217
LIH Tax Credit Equity:	\$ 398,790	\$ 4,932,901
Deferred Developer Fee:	\$ 730,581	\$ 730,581
Withdrawal from Project Reserves:	\$ 127,481	\$ 127,481
Sponsor Loan:	\$ 0	\$ 1,322,000
Income from Operations:	\$ 0	\$ 53,706
Accrued/Deferred Interest:	\$ 139,790	\$ 139,790
County of Marin/HOME Funds:	<u>\$ 179,696</u>	<u>\$ 179,696</u>
Total Sources:	\$ 12,094,555	\$ 13,171,372

Uses of Funds:	
Acquisition/ Land Purchase:	\$ 5,414,924
Rehabilitation:	\$ 3,417,003
New Construction:	\$ 492,164
Architectural Fees:	\$ 422,401
Permanent Financing:	\$ 37,835
Legal Fees:	\$ 153,000
Reserves:	\$ 253,892
Contingency Costs:	\$ 785,501
Appraisal:	\$ 22,200
Soft Costs, Marketing, etc.*:	\$ 601,995
Developer Costs:	<u>\$ 1,570,457</u>
Total Uses:	\$ 13,171,372

Terms of Transaction:

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

Public Benefit:

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

Percent of Restricted Rental Units in the Project: 100%
100% (24 Units) restricted to 50% or less of area median income households; and
Unit Mix: Studio and 1-bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	Union Bank, N. A.
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Rutan & Tucker, LLP
Borrower Counsel:	Bocarsly Emden Cowan Esmail & Arndt LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

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



SHADOW HILLS APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Many Mansions
Action:	Final Resolution
Amount:	\$19,250,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facilities Located in the City of Thousand Oaks, Ventura County, California
Activity:	Affordable Housing
Meeting:	August 5, 2016

Background:

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

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

The Project:

The Shadow Hills Apartments project is an acquisition/rehabilitation of a 101-unit affordable multi-family housing development. The development sits on a 4.22 acre property and consists of 7 two-story buildings and 1 three-story building. The unit mix includes 26 one-bedroom, 67 two-bedroom and 7 three-bedroom units. Seventy-percent of the units will be restricted to low income households making 60% or less of the Area Median Income and thirty-percent will be restricted to very low income households making 50% or less of Area Median Income. The project is located at 227 E. Wilbur Road, Thousand Oaks, California. Amenities include a free-standing community room which serves as the entertainment and services area for the property and also houses a manager's office and laundry room. Additional on-site amenities include a pool, tot-lot, basketball court and on-site parking. This financing will continue to provide 100 units of affordable housing for the City of Thousand Oaks for the next 55 years.

The City of Thousand Oaks:

The City of Thousand Oaks is a member of the CMFA and held a TEFRA hearing on February 23, 2016. Upon closing, the City is expected to receive approximately \$10,156 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 16,250,000	\$ 5,370,000
Citibank Subordinate Loan:	\$ 990,000	\$ 990,000
Seller Carryback Loan:	\$ 10,019,724	\$ 10,019,724
GP Loan:	\$ 0	\$ 1,830,584
LIH Tax Credit Equity:	\$ 443,751	\$ 11,060,010
GP Capital Contribution:	\$ 100	\$ 100
Accrued/ Deferred Interest:	\$ 256,500	\$ 256,500
Deferred Costs:	\$ 1,854,792	\$ 0
Deferred Developer Fee:	\$ 1,313,629	\$ 1,313,629
Purchased Reserves:	\$ 59,323	\$ 59,323
Operating Income:	\$ 0	\$ 287,949
Total Sources:	\$ 31,187,819	\$ 31,187,819

Uses of Funds:	
Acquisition/ Land Purchase:	\$ 17,700,000
Rehabilitation:	\$ 6,253,573
Relocation:	\$ 459,998
Architectural Fees:	\$ 179,048
Survey & Engineering Fees:	\$ 28,500
Construction Interest and Fees:	\$ 984,442
Permanent Financing:	\$ 47,896
Legal Fees:	\$ 177,500
Reserves:	\$ 324,792
Appraisal:	\$ 7,000
Contingency:	\$ 781,697
Soft Costs, Marketing, etc.*:	\$ 429,744
Developer Costs:	\$ 3,813,629
Total Uses:	\$ 31,187,819

Terms of Transaction:

Amount:	\$19,250,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	August, 2016

Public Benefit:

A total of 100 families will continue to be able to enjoy high quality, independent, affordable housing in the City of Thousand Oaks, California. The project provides free on-site afterschool tutoring for the resident children, children's summer camp, and food assistance.

Percent of Restricted Rental Units in the Project: 100%
30% (30 Units) restricted to 50% or less of area median income households.
70% (70 Units) restricted to 60% or less of area median income households.
Unit Mix: 1-, 2- and 3-bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	Citibank, NA
Bond Counsel:	Quint & Thimmig, LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Robinson & Cole LLP
Borrower Counsel:	Goldfarb & Lipman, LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$19,250,000 for Shadow Hills Apartments affordable multi-family housing facilities located in the City of Thousand Oaks, Ventura County, California.

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



WESTMINSTER COURT APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: be.group

Action: Final Resolution

Amount: \$11,000,000

Purpose: Finance Affordable Senior Housing Located in the City of Bell Gardens, County of Los Angeles, California

Activity: Senior Affordable Housing

Meeting: August 26, 2016

Background:

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

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

The Project:

The Westminster Court Apartments is an Acquisition/Rehabilitation of an affordable senior housing development located at 6850 Florence Avenue, Bell Gardens, California. The project consists of 75 units in a single building facility. The apartment complex was built in the 1980s and is an existing affordable senior project. The project consists of studio and one bedroom apartments for people who earn at or below 60% of the area median income. This senior community has a beautifully landscaped courtyard, an outdoor recreation area, a community room and the resident services will have an on-site service coordinator. The acquisition/ rehabilitation of this project will continue to provide housing for 74 seniors for another 55 years.

The City of Bell Gardens:

The City of Bell Gardens is a member of the CMFA and held a TEFRA hearing on April 11, 2016. Upon closing, the City is expected to receive approximately \$6,875 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 9,800,000	\$ 6,157,000
Seller Carryback:	\$ 3,514,152	\$ 3,514,152
LIH Tax Credit Equity:	\$ 392,926	\$ 4,865,166
GP Loan:	\$ 142,161	\$ 142,161
Income from Operations:	\$ 391,000	\$ 391,000
Costs Deferred Until Completion:	<u>\$ 944,240</u>	<u>\$ 0</u>
Total Sources:	\$ 15,184,479	\$ 15,069,479

Uses of Funds:	
Acquisition/ Land Purchase:	\$ 7,950,000
Rehabilitation:	\$ 2,782,589
Architectural Fees:	\$ 175,000
Survey & Engineering Fees:	\$ 10,000
Construction Interest and Fees:	\$ 638,000
Permanent Financing:	\$ 20,000
Contingency:	\$ 742,140
Legal Fees:	\$ 225,000
Reserves:	\$ 309,650
Appraisal:	\$ 8,000
Soft Costs, Marketing, etc.*:	\$ 477,200
Developer Costs:	<u>\$ 1,731,900</u>
Total Uses:	\$ 15,069,479

Terms of Transaction:

Amount:	\$11,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	October 2016

Public Benefit:

Westminster Court Apartments will provide 74 affordable apartments for low-income and very low income senior citizens households. The project will include a community room and laundry facilities. This project will help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 100%

31% (23 units) restricted to 50% or less of area median income households.

69% (51 units) restricted to 60% or less of area median income households

Unit Mix: 1 bedroom and studio

Term of Restrictions: 55 years

Finance Team:

Lender:	Citibank, N.A.
Bond Counsel:	Orrick, Herrington & Sutcliffe, LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Eichner Norris & Neumann PLLC
Borrower Counsel:	Gubb & Barshay LLP

Recommendation:

It is recommended that the CMFA Board of Directors approve a Final Resolution of \$11,000,000 for the Westminster Court Apartments affordable senior housing facility located in the City of Bell Gardens, County of Los Angeles, 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.



HILL COUNTRY COMMUNITY CLINIC SUMMARY AND RECOMMENDATIONS

Applicant:	Hill Country Community Clinic
Action:	Final Resolution
Amount:	\$4,500,000
Purpose:	Refinance Healthcare Facilities Located in the City of Round Mountain, Shasta County, California
Activity:	Healthcare Facilities
Meeting:	August 26, 2016

Background:

Hill Country Community Clinic, Inc. ("Hill Country") is a California nonprofit public benefit corporation. Hill Country provides primary care (including dental) and health education services to the Northeast portion of the Shasta County, which is primarily rural and populated by the communities of Round Mountain, Montgomery Creek, Oak Run, Whitmore, Big Bend, Jonas Valley and Bella Vista. Of the estimated 19,809 residents in this primary service area, approximately 38% have incomes at or below 200% of the poverty level.

In 2015, the Corporation provided healthcare services to 5,197 individuals in different programs at its facility and reported a total of 25,387 billable visits. More than 75% of the individuals the clinic provided healthcare services to were insured by Medi-Cal and Medicare in 2015. Additionally, in 2015, a large portion of the Hill Country's medical patients and dental patients were uninsured. In addition to revenues from operations, federal, state and local grants support Hill Country.

Hill Country was founded by a group of local residents and a graduate of the UC Davis Family Practice Residency Program in 1985 with the opening of its original 3,000 square foot health clinic in Round Mountain, California. The clinic was founded to provide local healthcare with access for all, regardless of ability to pay, and a cultural sensitivity to those it served. Hill Country adheres to these same goals and remains the primary healthcare provider in its primary service area.

In the late summer of 1992, the original clinic was destroyed in a fire that burned approximately 100 square miles within the County. The clinic was rebuilt with community support and reopened its doors six months later. In 2003, the facility was expanded to its current 8,000 square foot size. Since 2003, demand for the Corporation's services has continued to grow.

The Project:

The proceeds of the bonds will be used to refund the outstanding California Statewide Communities Development Authority Insured Revenue Bonds (Hill Country Community Clinic), Series 2007, issued to make a loan to the Corporation to (a) finance the construction and equipping of a 12,500 square foot expansion to the Corporation's rural health care facility located at 29632 Highway 299 East, Round Mountain (Shasta County), California, to add service capacity and improve efficiency, including the addition of three dental operatories, six medical exam rooms, a mental health suite, three treatment rooms, (b) finance the construction of a 2,700 foot adjacent facility for a youth center, (c) finance the construction of an adjacent building for transportation and maintenance services, and (d) refinance certain existing indebtedness of the Corporation (the "Project"). The facilities are owned and operated by the Corporation.

County of Shasta:

The County of Shasta is a member of the CMFA and held a TEFRA hearing on August 23, 2016. The City is expected to receive approximately \$3,000 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 4,500,000
Equity Contribution:	\$ 60,000
Prior Issue Reserve Fund:	<u>\$ 315,000</u>
Total Sources:	\$ 4,875,000

Uses of Funds:

Series 2007 Refunding:	\$ 4,485,000
Debt Service Reserve Fund:	\$ 140,000
Cal-Mortgage Insurance:	\$ 130,000
Cost of Issuance:	<u>\$ 120,000</u>
Total Uses:	\$ 4,875,000

Terms of Transaction:

Amount:	\$4,500,000
Maturity:	November 2037
Collateral:	Deed of Trust, Credit Enhancement
Credit Enhancement:	CalMortgage
Bond Purchasers:	Institutional & Retail Investors
Anticipated Rating:	Anticipated AA-
Estimated Closing:	September 2016

Public Benefit:

Hill Country Community Clinic served 25,387 individuals in 2015 through a variety of primary care, support, and prevention services. Hill Country's clinical services include primary and preventive care, emergency and acute care, physical exams, immunizations, comprehensive perinatal services, cardiology, women's health care, in-house lab services, specialty referrals, mental health and substance abuse counseling, integrated behavioral health, preventive and restorative dentistry and podiatry, among others. The clinic also provides health education and social services. Hill Country offers a sliding scale for qualifying, uninsured patients and accepts Medi-Cal, Medicare, and many private insurances.

Finance Team:

Underwriter:	Piper Jaffray & Co.
Bond Counsel:	Quint & Thimmig, LLP
Issuer Counsel:	Jones Hall, APLC
Underwriter's Counsel:	Wilson Law Group, PC
Credit Enhancement Provider:	Office of Statewide Health Planning and Development (Cal-Mortgage)
Borrower's Counsel:	McDougal Love Eckis Boehmer & Foley
Rating Agency:	Standard & Poor's Rating Service
Trustee:	U.S. Bank National Association

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$4,500,000 for the Hill Country Community Clinic project located in the City Round Mountain, Shasta County, California.



OPEN DOOR COMMUNITY HEALTH CENTERS SUMMARY AND RECOMMENDATIONS

Applicant:	Open Door Community Health Centers
Action:	Final Resolution
Amount:	\$12,000,000
Purpose:	Finance Healthcare Facilities Located in the City of Fortuna, Humboldt County, California
Activity:	Healthcare Facilities
Meeting:	August 26, 2016

Background:

Open Door Community Health Centers (“ODCHC”) was established in 1970 as a non-profit, tax-exempt corporation in the State of California and has matured into the largest provider of primary medical care, dental care, and behavioral health care in its service area of Del Norte County and Humboldt County. The service area is a rural, medically underserved area isolated from major metropolitan areas by mountain ranges, difficult roads, limited air and bus service and distance.

In 1999 ODCHC was deemed as a Federally Qualified Health Center (FQHC) and has been a recipient of Section 330 funds from Health Resources and Services Administration, Department of Health and Human Services.

ODCHC currently operates eleven clinics in its service area. The clinics include 2 primary care sites and 1 perinatal clinic in Arcata, 1 primary care clinic in McKinleyville, 2 primary care clinics and 1 dental clinic in Eureka, and primary care clinics in Willow Creek, Ferndale, Fortuna, and Crescent City. ODCHC also provides care using a medical van and two dental vans.

In 2013, ODCHC was approached by the largest Rural Health Clinic in the Eel River Valley to discuss its impending closure. This clinic served over 12,000 residents in the valley. As ODCHC was preparing to absorb this practice, another private clinic serving over 4,000 residents announced its closing, and ODCHC absorbed this practice as well. Then, two other Rural Health Clinics closed. The remaining primary care resources in Fortuna are operating at capacity. The existing FQHCs that provide service to the Eel River Valley are Redwoods Rural Health Center and Southern Trinity Health Systems; each of which are at capacity and do not have the resources to assume the responsibility for care of so many individuals. The geographic divide and distance between the FQHCs creates little competition or duplication of effort. Redwoods Rural Health Center provided a letter of support for ODCHC’s planned opening of new access points in

Fortuna and supports the construction of a new community health center in Fortuna. Open Door assumed responsibility for creating access for the displaced patients by opening a health care clinic in Ferndale, and assuming the leases on three locations in Fortuna.

The demand for dental services in the Eel River Valley is currently unmet as the few dentists that are practicing in the area do not accept Medicaid or ACA insurance plans, even for children. Redwoods Rural Health Center does offer dental services in Redway just as Open Door offers dental services in Eureka. Obtaining services at these dental facilities presents as challenge in terms of transportation with travel of an hour and one-half not being uncommon, and there is virtually no public transportation in the region. The limited available access in already overburdened dental practices is another obstacle.

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. 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 operator 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 facilities are to be owned and operated by Open Door Community Health Centers.

City of Fortuna:

The City of Fortuna became a member of the CMFA and held a TEFRA on July 18, 2016. The City is expected to receive a total of up to \$7,000 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 12,000,000
Equity:	<u>\$ 2,000,000</u>
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:	<u>\$ 93,100</u>
Total Uses:	\$ 14,000,000

Terms of Transaction:

Amount:	\$12,000,000
Maturity:	August 2018
Collateral:	Deed of Trust, Revenue Guarantees
Bond Purchasers:	Institutional & Accredited Investors
Anticipated Rating:	Unrated
Construction Funding:	United States Department of Agriculture – Rural Development (the “USDA-RD”)
Estimated Closing:	September 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.

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
Borrower's Counsel:	John Fredenburg
Bond Trustee:	Zions Bank, National Association
Takeout Funding:	USDA-RD

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$12,000,000 for the Open Door Community Health Centers project located in the City Fortuna, Humboldt County, California.



GOODWILL CENTRAL COAST SUMMARY AND RECOMMENDATIONS

Applicant:	Goodwill Central Coast
Action:	Final Resolution
Amount:	\$18,000,000
Purpose:	Finance and/or Refinance Facilities for the Goodwill Central Coast located in Monterey & Santa Cruz Counties, CA.
Activity:	Community Based Public Benefit Facilities
Meeting:	August 26, 2016

Background:

Goodwill Central Coast (“GCC”) is a California nonprofit public benefit corporation that was founded in 1953. GCC is a 501 (c)(3) charitable organization. GCC’s charitable programs include assisting disabled and disadvantaged persons residing in the Santa Cruz, Monterey and San Luis Obispo Counties to obtain job training, employment services and employment.

GCC began operations in the city of Santa Cruz in 1928 as a mission of the San Francisco Goodwill before separately incorporating in 1953. Today, GCC has expanded into three counties and eighteen stores, twenty-five attended donation centers, five donation processing centers, four career centers and two schools. GCC employs over 480 people, including employment training professionals, sales personnel, donation center attendants, warehouse and distribution workers and administrators. In 2015, GCC paid \$12.9 million in wages and \$4.1 million in employer related taxes and benefits. GCC’s education and job training division assisted 12,194 people in 2015 with services that will help them get back to work. These services include evaluation, assessments, vocational exploration, placement assistance and supported employment. The goal shaping these programs has always been to work with people’s abilities rather than their barriers. Goodwill provides a positive learning environment and assists people to acquire skills to get productive jobs.

The Project:

The proceeds will be used for the purposes of: (i) refinancing the California Statewide Communities Development Authority Revenue Bonds (Goodwill of Santa Cruz), Series 2008, which bonds financed acquisition, construction and equipping of a training facility for disabled and disadvantaged persons and a retail store owned by the Borrower and located at 1550 41st Avenue, Capitola, California, (ii) financing costs of acquisition, renovation and equipping of an approximately 98,000 square foot building to be owned by the Borrower and located at 1566 Moffett Street in Salinas, California, within Monterey County, California, to house the Borrower's administrative headquarters as well as serve as its primary hub for material handling, bulk sales, processing and distribution and (iii) financing certain expenses incurred in connection with the issuance of the Bonds.

County of Monterey and City of Capitola:

The County of Monterey is a member of the CMFA and held a TEFRA on August 23, 2016. The City of Capitola became a member of the CMFA and adopted a resolution approving the issuance of bonds on August 25, 2016. Upon closing, the County of Monterey and the City of Capitola will receive a pro-rata share of approximately \$8,000 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$ 18,000,000
Total Sources:	\$ 18,000,000

Uses of Funds:

Land Acquisition:	\$ 5,900,000
Rehabilitation:	\$ 8,095,000
Refunding:	\$ 3,905,000
Cost of Issuance:	\$ 100,000
Total Uses:	\$ 18,000,000

Terms of Transaction:

Amount:	\$18,000,000
Maturity:	October 2041
Collateral:	Deeds of Trust, Gross Revenues Pledge
Rating:	Unrated
Bond Purchasers:	Private Placement
Estimated Closing:	October 2016

Public Benefit:

The Goodwill Central Coast is a community-based, non-profit organization that provides jobs for the disabled, disadvantaged and disenfranchised in Santa Cruz, Monterey and San Luis Obispo Counties. The organization has also opened their retail and outlet stores to serve as community-training for people seeking training in retail merchandising and production.

Finance Team:

Lender:	Banc of America Public Capital Corp
Special Tax Counsel:	Mark E. Raymond
Issuer Counsel:	Jones Hall, APLC
Lender's Counsel:	Mark E. Raymond
Borrower Counsel:	Shartsis Friese LLP
Financial Advisor:	Public Financial Management, Inc

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$18,000,000 for the Goodwill Central Coast projects located in the Cities of Salinas and Capitola, Counties of Monterey and Santa Cruz, CA.



CMFA POLICIES AND PROCEDURES SUMMARY AND RECOMMENDATIONS

Action: Discuss and Approve

Purpose: Approve Updated Policies and Procedures

Meeting: August 26, 2016

Background:

The current Policies and Procedures allow bonds to be privately placed with “approved institutional buyers” which includes the definition of certain “accredited investors” as defined in Sections 501(a)(1) through (3) of Regulation D promulgated under the Securities Act.

Proposed Updates:

The policies and procedures of a number of large issuers nationally and locally were reviewed and based on the research, updating the CMFA Bond Issuance Policy would better serve borrowers in the current municipal marketplace. The CMFA policy would still retain the ability to be more restrictive at the discretion of the CMFA Board.

1. Bonds may be privately placed with purchasers that are “approved buyers” (generally, a “qualified institutional buyer” as defined in Rule 144A or ~~certain~~ “accredited investors” as defined in Regulation D, all as further set forth in Appendix F) which execute a sophisticated investor letter in form acceptable to CMFA.

2. ~~Bonds shall be sold in denominations of \$250,000 or greater at the discretion of the Board of Directors of CMFA (the “Board”), however:~~

3. Bonds may be sold in denominations of \$100~~0~~25,000 or greater, at the discretion of the Board, if all subsequent purchasers execute a “traveling” sophisticated investor letter in form acceptable to CMFA.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve the updated Policies and Procedures.



INFORMATIONAL ITEMS FOR THE CMFA SUMMARY AND RECOMMENDATIONS

Item:	Administrative Issues; A., B., C., D., E., F., G., H.
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 H. Delegation of Certain Approvals to Executive Director



PROCEDURAL ITEMS FOR THE CFSC SUMMARY AND RECOMMENDATIONS

Items: A1, A2, A3

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

CHARITABLE GRANT GUIDELINES

Recipient: Board Members of the California Foundation for Stronger Communities

Purpose: To Provide an Outline of Charitable Grant Guidelines

CHARITABLE GUIDELINES:

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

Name	Nominated	Page #
Colorado River Senior Citizens Center, Inc.	08/26/2016	4
Forget Me Not Farm Children's Services	08/26/2016	10
Habitat for Humanity - Lake County, CA	08/26/2016	11
Central Valley Community Foundation FBO Central Valley Honor Flight	08/05/2016	3
For Families of Active Military	08/05/2016	9
Marjaree Mason Center, Inc.	08/05/2016	16
Cove Communities Senior Association, The Joslyn Center	07/15/2016	5
Families Forward	07/15/2016	8
Kennedy Commision	05/20/2016	14
Project Angel Food	05/20/2016	18
Calicinto Ranch, Inc.	03/18/2016	1
Education Synergy Alliance	03/18/2016	7
South Bay Community Services, Chula Vista Promise Neighborhood Program	03/18/2016	19
Independent Cities Association, Inc	02/05/2016	13
OneOC	12/11/2015	17
The Pure Game	11/20/2015	20
Los Angeles Regional Food Bank	09/18/2015	15
Hispanic Chamber of Commerce Education Foundation	08/28/2015	12
Desert AIDS Project	08/07/2015	6
CCEF (California Consortium of Educational Foundations)	06/26/2015	2

Index of Charities

Name	List Date	Page #
Calicinto Ranch, Inc.	3/18/2016	1
CCEF (California Consortium of Educational Foundations)	6/26/2015	2
Central Valley Community Foundation FBO Central Valley Honor	8/5/2016	3
Colorado River Senior Citizens Center, Inc.	8/26/2016	4
Cove Communities Senior Association, The Joslyn Center	7/15/2016	5
Desert AIDS Project	8/7/2015	6
Education Synergy Alliance	3/18/2016	7
Families Forward	7/15/2016	8
For Families of Active Military	8/5/2016	9
Forget Me Not Farm Children's Services	8/26/2016	10
Habitat for Humanity - Lake County, CA	8/26/2016	11
Hispanic Chamber of Commerce Education Foundation	8/28/2015	12
Independent Cities Association, Inc	2/5/2016	13
Kennedy Commision	5/20/2016	14
Los Angeles Regional Food Bank	9/18/2015	15
Marjaree Mason Center, Inc.	8/5/2016	16
OneOC	12/11/2015	17
Project Angel Food	5/20/2016	18
South Bay Community Services, Chula Vista Promise Neighborhood	3/18/2016	19
The Pure Game	11/20/2015	20

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

Central Valley Community Foundation FBO Central Valley Honor Flight

5260 N. Palm Ave., Suite 122

Fresno , CA 93704 County Fresno

www.fresnorefoundation.org

FEIN 77-0478025 Founded: 1966

Previous Donation: ☐ Yes ☒ No

List Date 8/5/2016

Mission:

Central Valley Honor Flight is committed to honoring local WWII veterans and Korean War veterans by sending them to see their memorials in Washington D.C. Since its inception in May 2013, our all-volunteer group has sent almost 500 Veterans and their travel "Guardians" on 6 separate trips and counting. Help us continue to commemorate their sacrifice and honor their service to our country. One hundred percent of all donations fund these flights at no cost to the veterans. Please join us in giving back to those who gave it all so that we could be free.

The Central Valley Community Foundation is assisting the Honor Flight in its application for nonprofit status. This donation would be a "pass through" and would assist the Honor Flight in obtaining that status. From their Facebook page

Impact:

A donation would assist the Honor Flight in its application for nonprofit status.

Financial Information: IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned	\$827,020	5.8%	
Contributions	11,612,162	81.3%	
Other	<u>1,838,402</u>	<u>12.9%</u>	
Total Revenue:	<u>\$14,277,584</u>	<u>100.0%</u>	
Expenses:			
Program	\$10,344,652	91.8%	
Administration	653,383	5.8%	
Fund Raising	<u>266,269</u>	<u>2.4%</u>	
Total Expenses:	<u>\$11,264,304</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$3,013,280</u>		
Net Assets:	<u>\$37,327,832</u>		

BOD: Carole Andersen; Juan Arambula; Sirley Bruegman; Carol Changler; Joe Del Bosque; Craig Fourchy; Lydia Herrera-Mata; Celia Maldonado Arroyo; Mas Masumoto; Karen Musson; Rich Olsson; Alan Pierrot; Larry Powell; Rod Thornton; Justin Varanian

Colorado River Senior Citizens Center, Inc.

HC 20 Box 3408

Blythe , CA

92225

County

Riverside

FEIN

33-0143646

Founded: 1986

Previous Donation: ☐ Yes ☒ No

List Date 8/26/2016

Mission:

To provide low cost meals and events for residents of the upper Colorado River valley in Riverside County California.

Impact:

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

Financial Information: IRS Form 990-EZ for FY 2015

Revenues:	Amount	%	Notes
Government/Earned	\$21,964	50.0%	
Contributions	21,964	50.0%	
Other	<u>19</u>	<u>0.0%</u>	
Total Revenue:	<u>\$43,947</u>	<u>100.0%</u>	
Expenses:			
Program	\$136,622	100.0%	
Administration			
Fund Raising			
Total Expenses:	<u>\$136,622</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$92,675)</u>		
Net Assets:	<u>\$267,432</u>		

BOD: John Ewing; Bobbe Burgoyne; Al Gillett; Ted Louviere; Mary Jo Eclwain; Lynn Cheadle; Sue Griggs; Annie Galloway; Inez Hall; Willis Luttrell Jr.

Cove Communities Senior Association, The Joslyn Center

73-750 Catalina Way

Palm Desert , CA 92260 County Riverside

joslyncenter.org

FEIN

95-3622332

Founded: 1981

Previous Donation: ☐ Yes ☒ No

List Date 7/15/2016

Mission:

The Joslyn Center provides health, recreational, educational and social programs along with information, referral, volunteer and support services for adults age 50+ in the communities of Indian Wells, Palm Desert and Rancho Mirage.

What would become the Joslyn Senior Center, now Joslyn Center, started with a community meeting of 40 people in January 1981 and was called the Palm Desert Senior Association, and its members met alternately between St. Margaret's and University Baptist Church.

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	\$607,022	71.4%	
Contributions	226,024	26.6%	
Other	<u>17,216</u>	<u>2.0%</u>	
Total Revenue:	<u>\$850,262</u>	<u>100.0%</u>	
Expenses:			
Program	\$722,667	80.1%	
Administration	98,074	10.9%	
Fund Raising	<u>81,505</u>	<u>9.0%</u>	
Total Expenses:	<u>\$902,246</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$51,984)</u>		
Net Assets:	<u>\$1,156,111</u>		

BOD: Kathleen Kelly; Aurora Wilson; Barry Kaufman; Mary Gilstrap; Beverly Fitzgerald; Berit Reistad; Berrylynn Freeby; Linda Bray; Don Levy; Ed Walsh; Kristian Ardelian

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

Families Forward
8 Thomas
Irvine , CA 92618 County Orange
www.families-forward.org

FEIN

Founded: 1985

Previous Donation: ☐ Yes ☒ No

List Date 7/15/2016

Mission:

Families Forward exists to help families in need achieve and maintain self-sufficiency through housing, food, counseling, education, and other support services.

Families Forward holds strong to our commitment to the values of dignity, empowerment, accountability, community spirit, and hope.

Dignity – Honor each individual through an atmosphere of respect, trust, and confidentiality.

Empowerment – Inspire self-sufficiency through the development of courage, confidence, and pride.

Accountability – Accept responsibility for commitments and accomplishing our goals.

Community Spirit – Realize our vision through teamwork, cooperation, and collaboration.

Hope – Share a belief in new beginnings and allowing dreams of the future to emerge.

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	\$706,930	19.6%	
Contributions	2,819,372	78.1%	
Other	<u>82,670</u>	<u>2.3%</u>	
Total Revenue:	<u>\$3,608,972</u>	<u>100.0%</u>	
Expenses:			
Program	\$3,096,697	88.6%	
Administration	171,477	4.9%	
Fund Raising	<u>228,793</u>	<u>6.5%</u>	
Total Expenses:	<u>\$3,496,967</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$112,005</u>		
Net Assets:	<u>\$9,123,532</u>		

BOD: Jack Stemper; Ryan Warne-McGraw; Dr. James Berman; Sandy Avzaradel; Michael Kaufman; Victoria Parret; Mark Engstrom; Mary Earl Spencer; Gary Cohn; James Klingler; plus 20 other directors

For Families of Active Military

5425 Via Fonte

Yorba Linda , CA 92886

County

Orange

ffamsocal.org

FEIN

26-2278014

Founded: 2010

Previous Donation: ☐ Yes ☒ No

List Date 8/5/2016

Mission:

For families of Active Military began in 2006 in response to our increasing awareness of the hardships that our military families experience and the desire to give back to those who sacrifice so much on our country's behalf.

Our first effort to make a difference in the personal lives of of our military resulted in our now annual Adopt a Family Christmas project. We were overwhelmed by the amount of community support we received and it became apparent to us that there were many others who were also looking for ways to give back, express their gratitude and ease the burden of our military and their families. FFAM continues to evolve as we strive to respond to the wide variety of needs of our military families. It brings us great joy to lift these spirits of the remarkable men and women and the ones they love.

Impact:

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

Financial Information:

The organization files a Form 990-N

Revenues:	Amount	%	Notes
Government/Earned			Revenues under \$25,000
Contributions			
Other			
Total Revenue:			
Expenses:			
Program			
Administration			
Fund Raising			
Total Expenses:			
Excess/(Deficit) of			
Revenues Over Expenses:			
Net Assets:			
BOD:			

Forget Me Not Farm Children's Services

P.O. Box 1296

Santa Rosa , CA 94502

County

Sonoma

forgetmenotfarm.org

FEIN

26-3464770

Founded: 2009

Previous Donation: ☐ Yes ☒ No

List Date 8/26/2016

Mission:

Forget Me Not Farm -a haven for children and animals to bond and break the cycle of abuse. Since its inception in 1992, Forget Me Not Farm has helped thousands of at-risk children and youth break the cycle of abuse. Located on the grounds of the Sonoma Humane Society, the Farm offers animal-assisted and horticultural therapeutic activities that provide a haven for children, plants and animals to bond, learn and heal with one another. We've created a second tiered program for successful graduates from our farm. Teens have the opportunity to learn real-life skills within the animal care industry. Working with a volunteer mentor, foster youth can obtain experience working with animals and plants, gaining employable skills with vocational resources such as a veterinary hospital, animal adoption program, and a sanctuary farm.

Impact:

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

Financial Information: IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned	\$73,281	21.7%	
Contributions	265,087	78.3%	
Other			
Total Revenue:	<u>\$338,368</u>	<u>100.0%</u>	
Expenses:			
Program	\$201,792	68.3%	
Administration	93,623	31.7%	
Fund Raising			
Total Expenses:	<u>\$295,415</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$42,953</u>		
Net Assets:	<u>\$346,701</u>		

BOD: Lisa Carreno; Odessa Gunn; Mo McElroy; Paula Handleman; Ethel Daly; Dara Peloquin

Habitat for Humanity - Lake County, CA

PO Box 1830

Lower Lake , CA 95457 County Lake County

www.lakehabitat.org

FEIN

68-0459756

Founded: 2001

Previous Donation: ☐ Yes ☒ No

List Date 8/26/2016

Mission:

With the onset of another devastating fire in Lake County, Habitat for Humanity has suffered the loss of their Lower Lake office. However, the efforts to aid our community, to assist fire victims and help those in need of repairs, will continue. Habitat Lake County desperately needs new office space, and donations of money and buildable lots are urgently needed to help rebuild homes destroyed in the fires of both last year and this year.

To date there are 16 houses built in the city of Clearlake and 1 completed in Lakeport. We also focus on offering critical health and safety related repairs to low-income homeowners in need in our county.

Impact:

A donation would be used in Lake county for housing.

Financial Information: IRS Form 990 for FY 2015

Revenues:	Amount	%	Notes
Government/Earned	\$49,069	8.9%	The distribution of expenses is not "normal" as they use volunteers to do much of their work.
Contributions	498,451	89.9%	
Other	<u>6,870</u>	<u>1.2%</u>	
Total Revenue:	<u>\$554,390</u>	<u>100.0%</u>	
Expenses:			
Program	\$160,675	47.0%	
Administration	180,917	52.9%	
Fund Raising	<u>259</u>	<u>0.1%</u>	
Total Expenses:	<u>\$341,851</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$212,539</u>		
Net Assets:	<u>\$1,279,458</u>		
BOD: Richard Birk; Angela Birk; Bill Held; Earlene Taylor; Sheral Brekke; Michael Leventhal; Marci McDaniel-Davis			

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

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

Marjaree Mason Center, Inc.

1600 'M' Street

Fresno , CA 93721

County

Fresno

www.mmcenter.org

FEIN

94-1156639

Founded: 1979

Previous Donation: ☐ Yes ☒ No

List Date 8/5/2016

Mission:

Marjaree Mason Center supports and empowers adults and their children affected by domestic violence, while striving to prevent and end the cycle of abuse through education and advocacy. They operate three confidentially located safe houses, with more than 200 beds, in the urban, suburban, and rural areas of Fresno County. These Safe Houses shelter women and children victims of domestic violence. The Marjaree Mason Center provides a variety of legal advocacy and services to victims of domestic violence. Assistance ranges from education of the legal system to attorney representation in court. They offer a variety of education opportunities for those who have experienced domestic violence or for the community at large. Domestic Violence Advocate Training is also provided for those seeking the certification necessary to work or volunteer providing direct services to victims of domestic violence.

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	\$2,099,459	54.8%	
Contributions	1,730,703	45.2%	
Other	<u>1,040</u>	<u>0.0%</u>	
Total Revenue:	<u>\$3,831,202</u>	<u>100.0%</u>	
Expenses:			
Program	\$3,071,056	84.8%	
Administration	466,390	12.9%	
Fund Raising	<u>83,023</u>	<u>2.3%</u>	
Total Expenses:	<u>\$3,620,469</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$210,733</u>		
Net Assets:	<u>\$4,579,960</u>		

BOD: Dan Adams; Rich Alves; Steve Wilkins; Matthew Basgall; Danielle Campagne; Cheryl Chambers; Todd Cook; Jerry Dyer; Cesar Granda; Cheryl Marcelli-McClaine; Doug Morgan; Trilok Puniani; David A. Roberts; Mike Rolph; Lisa Sondergaard Smittcamp

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 Franz; Zajid Cova; Frank Acosta; James Dagostino; Ian Thomas; Doug Hall; Erik McGrath

Donations as of 8/5/16

