MINUTES

Regular Meeting of the Board of the California Municipal Finance Authority (the "Authority")

Date: October 7, 2016

Time: 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th Floor, Anaheim, CA 92805
City Hall, 2600 Fresno Street, Room 2157, Fresno, California 93721

In attendance at the Authority's meeting were Board Members Bob Adams, Paula Connors and Faye Watanabe comprising a quorum. Paula Connors served as chair. The meeting was called to order.

Executive Director, Edward Becker attended. John Stoecker, Lee McCormick, Ben Barker, Anthony Stubbs and Jean Gard for Sierra Management Group L.L.C. attended as financial advisors to the Authority. Ron Lee of Jones Hall, APLC, attended as counsel to the Authority.

The minutes of the meeting(s) of the Board on September 16, 2016 were discussed and approved.
Motion by Adams; Seconded by Watanabe; Motion carries by unanimous vote, without abstentions.

There was no public comment.

Deborah Moreno joined the meeting.

The Executive Director reminded the Board that recommendations to the Board on agenda items were made on the respective staff reports provided and the Executive Director reiterated those recommendations.

The following consent items were approved.
Motion by Moreno; Seconded by Adams; Motion carries by unanimous vote, without abstentions.

a. Approved Commercial PACE PPA Program Agreement for Bond Counsel Services Between the CMFA, BlueFlame PACE Services and Stradling Yocca Carlson & Rauth.
b. Adopted of a resolution (Resolution 16-160) approving the updated 2016 Regular Meeting Schedule.

Larry Westerlund joined the meeting.

The Board, by unanimous vote, without abstentions, adopted an initial resolution (resolution 16-161) to issue up to $12,000,000 in multi-family housing revenue bonds for Connell Apartments, L.P., (Connell Apartments), City of Gilroy, County of Santa Clara.
Motion by Moreno; Seconded by Adams; Motion carries.

The Board, by unanimous vote, without abstentions, adopted a final resolution (resolution 16-162) to issue up to $8,000,000 in multi-family housing revenue bonds for Mercy Housing California 76, L.P. (Esperanza Crossing Phase II Apartments), community of Esparto, unincorporated County of Yolo
Motion by Moreno; Seconded by Adams; Motion carries.

The Board, by unanimous vote, without abstentions, adopted a final resolution (resolution 16-163) to issue up to $43,500,000 in multi-family housing revenue bonds for Aliso Viejo 1776, L.P. (Liberty at Aliso Apartments), City of Aliso Viejo, County of Orange.
Motion by Moreno; Seconded by Adams; Motion carries.

The Board, by unanimous vote, without abstentions, adopted a final resolution (resolution 16-167) to issue up to $95,000,000 in educational facilities revenue bonds for California Baptist University, City of Riverside, County of Riverside.
Motion by Watanabe; Seconded by Moreno; Motion carries.

The Board, by unanimous vote, without abstentions, adopted a final resolution (resolution 16-168) to issue up to $80,000,000 in educational facilities variable rate revenue notes for Westmont College, City of Santa Barbara, County of Santa Barbara.
Motion by Watanabe; Seconded by Moreno; Motion carries.

The Board, by unanimous vote, without abstentions, adopted a final resolution (resolution 16-169) to issue up to $65,000,000 in water revenue bonds for City of San Bernardino Municipal Water Department Water Facilities Project, City of San Bernardino, County of San Bernardino.
Motion by Westerlund; Seconded by Adams; Motion carries.

The Board received the Treasurer's Report.

Staff discussed Administrative Issues.

The meeting was adjourned.
Motion by Moreno; Seconded by Watanabe; Motion carries by unanimous vote without abstentions.

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).

SPONSORSHIP OF THE HOUSING CALIFORNIA CONFERENCE

Subject: Sponsorship of the Housing California Conference

Meeting: October 28, 2016

Background:

It is expected that the 38th Annual Housing California Conference will be attended by over 1,000 participants involved in the affordable housing industry. This event is the largest of its kind.

The conference will be held March 8-10, 2017 at the Sacramento Convention Center.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Gold Sponsorship for the 2017 Housing California Conference.

2017 CMFA/ CFSC/ CFPF
Regular Meeting Schedule

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

January '17

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

February '17

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

March '17

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

April '17

Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May '17

Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June '17

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

July '17

Su	M	Tu	W	Th	F	Sa
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August '17

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

September '17

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

October '17

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

November '17

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

December '17

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

CMFA Meetings Holidays

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

MIRAFLORES SENIOR APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	Eden Housing
Action:	Final Resolution
Amount:	$25,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facilities Located in the City of Richmond, Contra Costa County, California
Activity:	Affordable Housing
Meeting:	October 28, 2016

Background:

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

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

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

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

The CMFA has facilitated over ten Eden Housing projects.

The Project:

The Miraflores Senior Apartments is new construction project that will consist of 80 units of affordable senior housing. Fifty percent of the units will be built out to meet ADA accessibility needs. The project will be located on 1.56 acres that was formerly a small portion of a flower nursery site that has been fully remediated and received clearance from DTSC. The remainder of the site will be developed to include 150 single family market rate homes and 30 below market rate condominiums. A portion of the site will be developed into a community park. The project is fully affordable and all units will all be restricted to households making 30%, 45% and 50% of Area Median Income. Miraflores will offer amenities such as a community room, computer lab, exercise room, laundry facility and outdoor vegetable garden. The project is located at the corner of South 45th and Florida Street, Richmond, California. This financing will create 79 units of affordable senior housing in the City of Richmond for the next 55 years.

The City of Richmond:

The City of Richmond is a member of the CMFA and held a TEFRA hearing on March 28, 2016. Upon closing, the City is expected to receive approximately $13,331 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond:	$ 25,000,000	$ 7,809,000
HCD Infill Infrastructure Grant:	$ 2,702,225	$ 2,702,225
HCD – AHSC Funds:	$ 0	$ 4,024,606
Deferred Developer Fee:	$ 0	$ 1,631,705
LIH Tax Credit Equity:	$ 1,379,384	$ 14,579,788
City of Richmond Loan:	$ 1,299,258	$ 2,799,258
Owner Equity:	$ 0	$ 776,511
Accrued Interest on Soft Loans:	$ 58,383	$ 58,383
Total Sources:	$ 30,439,250	$ 34,381,476

Uses of Funds:	
Acquisition/ Land Purchase:	$ 2,920,250
New Construction:	$ 18,935,271
Architectural Fees:	$ 1,238,297
Survey & Engineering Fees:	$ 480,856
Construction Interest and Fees:	$ 2,270,430
Permanent Financing:	$ 15,000
Legal Fees:	$ 96,000
Reserves:	$ 863,694
Appraisal:	$ 25,000
Contingency Cost:	$ 1,035,800
Local Development Impact Fees:	$ 1,632,428
Soft Costs, Marketing, etc.*:	$ 674,920
Developer Costs:	$ 4,193,530
Total Uses:	$ 34,381,476

Terms of Transaction:

Amount:	$25,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	November 2016

Public Benefit:

A total of 79 senior households will be able to enjoy high quality, independent, affordable housing in the City of Richmond, California for the next 55 years.

Percent of Restricted Rental Units in the Project: 100%
20% (16 Units) restricted to 30% or less of area median income households; and
29% (23 Units) restricted to 45% or less of area median income households; and
51% (40 Units) restricted to 50% or less of area median income households.
Unit Mix: 1-bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	Wells Fargo Bank, N.A.
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Davis Wright Tremaine
Borrower Counsel:	Gubb & Barshay LLP
Financial Advisor:	Community Economics, Inc.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of $25,000,000 for Miraflores Senior Apartments affordable multi-family housing facilities located in the City of Richmond, Contra Costa 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.

CEDAR NETTLETON APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	Community Housing Works
Action:	Final Resolution
Amount:	$8,200,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Vista, San Diego County, California
Activity:	Affordable Housing
Meeting:	October 28, 2016

Background:

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

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

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

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

The Project:

The Cedar Nettleton Apartments is an acquisition/ rehabilitation of a 68-unit complex located in Vista, CA. The project was previously two separately syndicated 9% tax credit projects adjacent to each other. They will now be operated as one. The Cedar site was built in 1996 and the Nettleton site was built in 1999. The 2-story development is comprised mainly of townhomes and offers a variety of amenities including a 2,000 square foot community building with a leasing office, two tot lots, laundry facilities, resident organic garden and a central courtyard. The project is made up of, 2-, 3- and 4-bedroom units. CHW proposes to recapitalize the project, completing rehab of the units, upgrading energy efficiency and modernizing the community space so that the project will continue to offer the City of Vista 67 units of affordable housing for another 55 years.

The City of Vista:

The City of Vista is a member of the CMFA and held a TEFRA hearing on May 24, 2016. Upon closing, the City is expected to receive approximately $4,895 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds:	$ 8,200,000	$ 4,730,000
Sponsor Loan:	$ 0	$ 536,000
LIH Tax Credit Equity:	$ 486,602	$ 4,790,159
GP Equity:	$ 486	$ 486
Seller Carryback Loan:	$ 3,349,262	$ 3,349,262
Operating Income:	$ 0	$ 268,539
Total Sources:	$ 12,036,350	$ 13,674,446

Uses of Funds:	
Acquisition/Land Purchase:	$ 7,914,080
Rehabilitation:	$ 2,163,636
Relocation:	$ 85,140
Architect Fees:	$ 190,000
Construction Interest and Fees:	$ 555,258
Permanent Financing:	$ 57,300
Legal Fees:	$ 30,000
Reserves:	$ 234,982
Appraisal:	$ 9,000
Contingency Cost:	$ 216,364
Other Soft Costs*:	$ 607,656
Developer Costs:	$ 1,611,030
Total Uses:	$ 13,674,446

Terms of Transaction:

Amount:	$8,200,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	November 2016

Public Benefit:

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

Percent of Restricted Rental Units in the Project: 100%
72% (48 Units) restricted to 50% or less of area median income households; and
28% (19 Units) restricted to 60% or less of area median income households
Unit Mix: 2-, 3- and 4-bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	Chase Bank, N.A.
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Frankel and Tennant PC
Borrower Counsel:	Gubb and Barshay LLP
Financial Advisor:	Community Economics, Inc.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of $8,200,000 for Cedar & Nettleton Apartments affordable multi-family housing facility located in the City of Vista, San Diego County, California.

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

PARK PLACE APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	EAH, Inc.
Action:	Final Resolution
Amount:	$26,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Morgan Hill, Santa Clara County, California
Activity:	Affordable Housing
Meeting:	October 28, 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 Park Place Apartments is an acquisition/rehabilitation of a 112-unit affordable multifamily housing project. 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 1971 and is suffering from deferred maintenance due to its age. The property is located within a residential area with shipping and transportation close by. Among the improvements to the property will be significant upgrades to the accessibility features in and outside the building. Sustainable and "green" materials will be incorporated into the rehab scope providing beneficial cost savings to the property's operating costs and a reduction in environmental pollution. This financing will help preserve high quality affordable housing for 112 family households in the City of Morgan Hill for another 55 years.

The City of Morgan Hill:

The City of Morgan Hill is a member of the CMFA and held a TEFRA hearing on January 20, 2016. Upon closing, the City is expected to receive approximately $13,500 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds:	$ 26,000,000	$ 12,973,000
GP Capital:	$ 0	$ 100
LIH Tax Credit Equity:	$ 3,595,633	$ 19,199,267
Withdraw from Project Reserves:	$ 110,602	$ 110,602
Deferred Developer Fee:	$ 3,467,541	$ 3,467,541
Deferred Costs:	$ 568,201	$ 568,201
Seller Carryback Loan:	$ 9,419,590	$ 9,419,590
City of Morgan Hill – 2nd Position:	$ 1,542,216	$ 1,542,216
City of Morgan Hill – 4th Position	$ 1,038,526	$ 1,038,526
Santa Clara County HOME:	$ 1,369,095	$ 1,369,095
Net Income from Operations:	$ 418,977	$ 418,977
Total Sources:	$ 47,530,381	$ 50,107,115

Uses of Funds:	
Acquisition/Land Purchase:	$ 21,563,638
Rehabilitation:	$ 12,716,163
Relocation:	$ 2,995,366
Contractor Overhead:	$ 534,104
Architect and Engineering Fees:	$ 731,729
Construction Interest & Fees:	$ 1,855,968
Permanent Financing:	$ 122,029
Legal Fees:	$ 115,000
Reserves:	$ 678,214
Appraisal:	$ 9,000
Contingency Costs:	$ 1,907,424
Local Development Impact Fees:	$ 100,000
Other Soft Costs*:	$ 710,939
Developer Costs:	$ 6,067,541
Total Uses:	$ 50,107,115

Terms of Transaction:

Amount:	$26,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	November 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 and social activities. A total of 110 family's households will continue to be able to enjoy high quality, independent, affordable housing in the City of Morgan Hill, California for another 55 years.

Percent of Restricted Rental Units in the Project: 100%
81% (89 Units) restricted to 50% or less of area median income households; and
19% (21 Units) restricted to 60% or less of area median income households
Unit Mix: two-, three-, four-, and five-bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	MUFG 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 $26,000,000 for Park Place Apartments affordable multi-family housing facility located in the City of Morgan Hill, Santa Clara County, California.

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

SKID ROW CENTRAL 1 APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	The Skid Row Housing Trust
Action:	Final Resolution
Amount:	$19,850,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Los Angeles, Los Angeles County, California
Activity:	Affordable Housing
Meeting:	October 28, 2016

Background:

In 1989, community activists and business leaders of Los Angeles' downtown community responded to an alarming disappearance of affordable, permanent housing by coming together to create Skid Row Housing Trust. The Trust swiftly mobilized private equity through low income tax credits, public finance and conventional debt to salvage hundreds of housing apartments that would have been otherwise lost.

Dilapidated hotels were renovated and transformed into safe, attractive and affordable permanent housing in which low-income and formerly homeless men and women could live and thrive.

Over the past twenty-five years the Trust has refined its homes to provide not just housing but a supportive community as well. The Trust has increasingly targeted its homes to long-term homeless and disabled men and women, with an emphasis on co-locating housing and services together. By providing an integrated approach to housing, primary healthcare, mental health treatment, substance abuse treatment, and counseling, the Trust provides many of the tools needed to overcome the causes of homelessness.

The combination of beautifully designed, high quality housing, professional property management, and innovative social service provision has made Skid Row Housing Trust the national leader in ending homelessness.

The Project:

The Skid Row Central 1 Apartments project is a scattered site re-syndication and rehabilitation of two existing affordable multi-family rental developments known as Rossmore Apartments and Weldon Apartments, located at 507 Maple Avenue, Los Angeles, and 905 East 6th Street, Los Angeles, California. Rossmore is comprised of 57 units and Weldon has a total of 54 units. The project involves the refinance of existing public debt with 4% Low Income Housing Tax Credits and tax-exempt bonds. Renovations include the retrofitting of major building systems to increase the physical lifetime and energy efficiency of each building and increase the financial sustainability of the project. Both projects are made up of studio apartments serving formerly homeless households making 50% and 60% or less of Area Median Income. This financing will help preserve 111 units of high quality, affordable housing for households in the City of Los Angeles for the next 55 years.

The City of Los Angeles:

The City of Los Angeles is a member of the CMFA and held a TEFRA hearing on June 24, 2016. Upon closing, the City is expected to receive approximately $12,406 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds:	$ 19,850,000	$ 0
LIH Tax Credit Equity:	$ 2,134,195	$ 14,708,140
Developer Equity:	$ 100	$ 2,272,697
HCD VHHP:	$ 0	$ 3,141,710
FHLB AHP:	$ 0	$ 2,000,000
GP Loan (Reserves):	$ 0	$ 891,964
Greenland TFAR:	$ 0	$ 300,000
Deferred Costs:	$ 1,330,216	$ 0
Seller Carryback Loan:	$ 2,159,695	$ 2,159,695
LA Housing & Comm. Invest. Dept. - CRA:	$ 3,589,140	$ 3,589,140
LA Housing & Comm. Invest. Dept. - LAHD:	$ 2,964,966	$ 2,964,966
Total Sources:	$ 32,028,312	$ 32,028,312

Uses of Funds:	
Acquisition/Land Purchase:	$ 8,890,140
Rehabilitation:	$ 11,654,021
Relocation:	$ 94,948
Contractor Overhead:	$ 301,397
Architectural Fees:	$ 753,265
Survey & Engineering Fees:	$ 114,000
Construction Interest & Fees:	$ 1,418,560
Permanent Financing Costs:	$ 45,000
Legal Fees:	$ 171,000
Reserves:	$ 739,706
Appraisal Costs:	$ 18,750
Contingency:	$ 2,391,084
Other Soft Costs, Marketing, etc.:	$ 1,763,744
Developer Costs:	$ 3,672,697
Total Uses:	$ 32,028,312

Terms of Transaction:

Amount:	$19,850,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	November 2016

Public Benefit:

A total of 111 households will be able to enjoy high quality, independent, affordable housing in the City of Los Angeles. The project will have on-site supportive services available free of charge to residents.

Percent of Restricted Rental Units in the Project: 100%
50% (56 Units) restricted to 50% or less of area median income households and;
50% (55 Units) restricted to 60% or less of area median income households
Unit Mix: Studio units
Term of Restriction: 55 years

Finance Team:

Lender:	Wells Fargo Bank, NA
Bond Counsel:	Quint & Thimmig, LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Davis Wright Tremaine LLP
Borrower Counsel:	Gubb & Barshay LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of $19,850,000 for Skid Row Central 1 Apartments affordable multi-family housing facility located in the City of Los Angeles, Los Angeles County, California.

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

PARK AVENUE SENIOR APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	Housing Authority of the County of Santa Clara
Action:	Final Resolution
Amount:	$39,053,609
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of San Jose, Santa Clara County, California
Activity:	Affordable Housing
Meeting:	October 28, 2016

Background:

In 1967, the Santa Clara County Board of Supervisors established the Housing Authority of the County of Santa Clara ("HACSC") as an independent local government agency to administer the federal rental assistance programs authorized by the United States Housing Act of 1937. Since 1976, HACSC has operated the federal rental assistance programs of the County of Santa Clara and the City of San José as one program. In 2008, Congress designated HACSC a Moving to Work (MTW) demonstration agency.

Their agency assists about 17,000 households through the federal rental housing assistance program. They also develop, control and manage affordable rental housing properties. The majority of their program funding comes from the U.S. Department of Housing and Urban Development (HUD). Their programs and properties are targeted to assist low, very low and extremely low-income households. The vast majority—more than 80%—of their client households are extremely low-income families, seniors, veterans, persons with disabilities and the formerly homeless. Working together with landlords, housing developers, charities and local governments, they strive to provide housing and support services to as many eligible families as possible.

In all of their operations, HACSC works toward being a model for the innovative use of federal funds in the Section 8 program and in leveraging funds and community partnerships to develop new affordable housing and to preserve existing affordable housing.

This will be the CMFA's 2nd HACSC affordable housing project.

The Project:

The Park Avenue Senior Apartments project is a new construction project of a 100-unit affordable senior housing development. The development is an affordable housing, transit-oriented development to be located in downtown San Jose. The project is just over one acre and will consist of a five-story podium style building with garage and fitness room on the first floor and four stories of residential units above. There will be a total of 42 parking spaces and 100 units with 99 being restricted for low-income seniors and one unit set aside as a manager's unit. The unit mix will consist of 1- and 2-bedroom units with an average square footage of 663 and 808, respectively.

There will be an attached, 2-story, wood-framed building that will serve as the main entrance off the turnaround/drop off area and will house community space such as a large community room, reception area with mailboxes, elevator lobby, laundry room and property management offices on the first floor. The second floor will house additional offices for service providers and computer room. The project will be located at 777 Park Avenue, San Jose, California. This financing will create 99 units of affordable senior housing in the City of San Jose for the next 55 years.

The County of Santa Clara:

The County of Santa Clara is a member of the CMFA and held a TEFRA hearing on January 26, 2016. Upon closing, the County is expected to receive approximately $15,675 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds:	$ 39,053,609	$ 16,983,770
Seller Carryback Loan:	$ 6,000,000	$ 6,000,000
HACSC MTW Loan:	$ 8,199,497	$ 9,199,497
Parkland Impact Fee Waiver:	$ 940,500	$ 940,500
LIH Tax Credit Equity:	$ 538,329	$ 22,309,303
Deferred Developer Fee:	$ 3,992,717	$ 3,992,717
Accrued/Deferred Interest:	$ 420,000	$ 420,000
Deferred Costs:	$ 701,135	$ 0
Total Sources:	$ 59,845,787	$ 59,845,787

Uses of Funds:	
Acquisition/Land Purchase:	$ 6,847,401
New Construction:	$ 33,887,376
Development Impact Fees:	$ 2,007,855
Architectural Fees:	$ 1,168,019
Survey & Engineering Fees:	$ 60,000
Construction Interest & Fees:	$ 2,756,881
Permanent Financing Costs:	$ 163,419
Legal Fees:	$ 142,500
Reserves:	$ 440,544
Appraisal Costs:	$ 16,250
Contingency:	$ 3,472,478
Other Soft Costs, Marketing, etc.:	$ 2,390,347
Developer Costs:	$ 6,492,717
Total Uses:	$ 59,845,787

Terms of Transaction:

Amount:	$39,053,609
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	November 2016

Public Benefit:

99 senior families will be able to enjoy much needed high quality, independent, affordable housing in the City of San Jose, California. LifeSteps will provide resident services that oversees support and educational programs, provides information and referrals to residents as well as crisis intervention and mediation of disputes.

Percent of Restricted Rental Units in the Project: 100%
100% (99 Units) restricted to 50% or less of area median income households
Unit Mix: 1-, and 2-bedroom units
Term of Restriction: 55 years

Finance Team:

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

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of $39,053,609 for Park Avenue Senior Apartments affordable multi-family housing facility located in the City of San Jose, Santa Clara County, California.

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

GRANGER APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	SDG Housing Partners
Action:	Final Resolution
Amount:	$42,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of National City, County of San Diego, California
Activity:	Affordable Housing
Meeting:	October 28, 2016

Background:

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

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

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

The Project:

The Granger Apartments is an existing 180-unit multifamily affordable community originally built in 1970, located at 2700 East 8th Street, National City, CA. The project is made up of 160 1-bedroom units, 20 2-bedroom units and 2 non-revenue producing 2-bedroom manager's units. The 178 restricted units will be restricted to households making no greater than 60% of AMI. Renovations will include, new exterior energy efficient windows, renovation of all units, new appliances and fixtures, new energy efficient heating and cooling systems, renovated and updated common areas and exterior and the installation of exterior balconies to all units that do not already have balconies. The project has a HAP contract for 90% of the units and will receive a 20-year renewal. The property features a community room, gym, computer room, garden, community lounge area, spa, and lush courtyards. The financing of this project will result in the preservation of affordable housing for 178 low income households in National City for the next 55 years

The City of National City:

The City of National City became a member of the CMFA and held a TEFRA hearing on September 6, 2016. Upon closing, the City is expected to receive approximately $15,893 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds:	$ 40,362,200	$ 28,862,200
General Partner Equity:	$ 100	$ 100
LIH Tax Credit Equity:	$ 5,358,731	$ 16,635,245
Deferred Developer Fee:	$ 4,231,093	$ 4,231,093
Deferred Costs:	$ 305,205	$ 0
Net Income From Operations:	$ 0	$ 528,691
Total Sources:	$ 50,257,329	$ 50,257,329

Uses of Funds:	
Acquisition/Land Purchase:	$ 34,575,000
Rehabilitation:	$ 5,812,560
Contractor Overhead & Profit:	$ 388,800
Architect Fees:	$ 160,000
Survey and Engineering:	$ 120,000
Construction Interest and Fees:	$ 1,601,176
Permanent Financing:	$ 347,502
Legal Fees:	$ 235,000
Reserves:	$ 646,355
Appraisal:	$ 15,000
Contingency Cost:	$ 340,331
Other Soft Costs*:	$ 331,730
Developer Costs:	$ 5,683,875
Total Uses:	$ 50,257,329

Terms of Transaction:

Amount:	$42,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	November 2016

Public Benefit:

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

Percent of Restricted Rental Units in the Project: 100%
15% (27 Units) restricted to 50% or less of area median income households; and
85% (151 Units) restricted to 60% or less of area median income households
Unit Mix: 1- and 2-bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	Citi Community Capital
Bond Counsel:	Orrick, Herrington & Sutcliffe, LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Paul, Hastings, Janofsky & Walker, LLP
Borrower Counsel:	Bocarsly Emden Cowan Esmail & Arndt LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of $42,000,000 for Granger Apartments affordable multi-family housing facility located in the City of National City, San Diego County, California.

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

EASTGATE APARTMENTS
SUMMARY AND RECOMMENDATIONS

Applicant:	Affirmed Housing Group
Action:	Final Resolution
Amount:	$1,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of San Marcos, County of San Diego, California
Activity:	Affordable Housing
Meeting:	October 28, 2016

Background:

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

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

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

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

The Project:

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

The County of San Diego:

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

Proposed Financing:

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds:	$ 11,000,000	$ 4,890,500
San Marcos Housing Funds:	$ 2,790,000	$ 3,100,000
San Marcos Land Contribution:	$ 3,200,000	$ 3,200,000
LIH Tax Credit Equity:	$ 2,030,038	$ 6,383,758
San Marcos Predevelopment Funds:	$ 600,000	$ 600,000
HOME Funds:	$ 996,771	$ 1,940,000
Deferred Developer Fee:	$ 290,742	$ 290,742
Other Costs Deferred Until Perm:	$ (502,551)	$ 343,228
Total Sources:	$ 20,405,000	$ 20,405,000

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

Terms of Transaction:

Amount:	$1,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	September 2016

Public Benefit:

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

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

Finance Team:

Lender:	U.S. Bank, N.A.
Bond Counsel:	Orrick, Herrington & Sutcliffe, LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Davis Wright Tremaine LLP
Borrower Counsel:	Incorvaia & Associates APC

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a (Initial) Final Resolution of $1,000,000 for Eastgate at Creekside Apartments affordable multi-family housing facility located in the City of San Marcos, San Diego County, California.

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

PARADISE VALLEY ESTATES
SUMMARY AND RECOMMENDATIONS

Applicant:	North California Retired Officers Community
Action:	Final Resolution
Amount:	$30,000,000
Purpose:	Finance Healthcare Facilities Located in the City of Fairfield, Solano County, California
Activity:	Healthcare Facilities
Meeting:	October 28, 2016

Background:

Northern California Retired Officers Community (the "Corporation") was incorporated as a California nonprofit public benefit corporation in 1992 to provide retired uniformed services officers, their spouses, widows and widowers with housing facilities and care services specifically designed to meet their physical, social, recreational and psychological needs.

The Corporation owns and operates Paradise Valley Estates (the "PVE" or the "Community"), a continuing care retirement community ("CCRC"), located on an approximately 78-acre campus in Fairfield, California. The Community currently consists of 199 residential living houses, 123 residential living apartments, 40 social-model assisted living apartments, 28 medical-model assisted living units and a 60-bed skilled nursing facility.

The Corporation is exempt from federal income taxation under Section 501(a) of the Internal Revenue Code of 1986, as amended (the "Code"), as an organization described in Section 501(c)(3) of the Code. The mission of the Corporation is to provide the highest quality of retirement living to qualified persons through services, amenities, and health care that nurtures independence, promotes wellness and preserves dignity.

The Project:

The proceeds of the Bonds will be used by Northern California Retired Officers Community, a California nonprofit public benefit corporation, to (i) refund all or a portion of the outstanding California Health Facilities Financing Authority Insured Revenue Bonds (NCROC- Paradise Valley Estates Project), Series 2005, in an amount not to exceed $12,000,000, the proceeds of which were used to (a) finance and refinance the acquisition, construction and equipping of the Borrower's continuing care retirement community located generally at and in the vicinity of 2600 Estates Drive, 2350 Estates Drive and 2800 Estates Drive, Fairfield, California 94533; and (b) pay certain expenses incurred in connection with the issuance of the Prior Bonds; and (ii) finance the acquisition, construction and equipping of an expansion project at the Borrower's continuing care retirement community located generally at and in the vicinity of 2600 Estates Drive, 2350 Estates Drive and 2800 Estates Drive, Fairfield, California 94533 in an amount not to exceed $18,000,000.

City of Fairfield:

The City of Fairfield is a member of the CMFA and held a TEFRA on October 18, 2016. The City is expected to receive a total of up to $9,166 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	
Tax-Exempt Bond:	$ 25,000,000
Trustee Held Funds:	$ 1,435,000
Equity:	$ 150,000
Total Sources:	$ 26,585,000
Uses of Funds:	
New Construction:	$ 14,000,000
Refunding 2005 Bonds:	$ 9,910,000
Cal-Mortgage Insurance:	$ 795,000
Debt Service Reserve Fund:	$ 1,290,000
Cost of Issuance:	$ 590,000
Total Uses:	$ 26,585,000

Terms of Transaction:

Amount:	$30,000,000
Maturity:	August 2028
Collateral:	Deed of Trust, Revenue Guarantees
Bond Purchasers:	Public Offering
Anticipated Rating:	AA- (Cal-Mortgage)
Estimated Closing:	November 2016

Public Benefit:

The project provides 199 residential living houses, 123 residential living apartments, 40 social-model assisted living apartments, 28 medical-model assisted living units and a 60-bed skilled nursing facility for retired uniformed services officers, their spouses, widows and widowers.

Finance Team:

Underwriter:	Ziegler and Co.
Bond Counsel:	Orrick, Herrington & Sutcliffe, LLP
Underwriter Counsel:	Chapman and Cutler, LLP
Issuer Counsel:	Jones Hall, APLC
Borrower's Counsel:	Hansen Bridgett LLP
Rating Agency:	Standard & Poor's
Credit Enhancement Provider:	Office of Statewide Health Planning and Development (Cal-Mortgage)

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of $30,000,000 for the Paradise Valley Estates project located in the City Fairfield, Solano County, California.

PILGRIM PLACE
SUMMARY AND RECOMMENDATIONS

Applicant:	Pilgrim Place in Claremont
Action:	Final Resolution
Amount:	$39,000,000
Purpose:	Finance Healthcare Facilities Located in the City of Claremont, Los Angeles County, California
Activity:	Healthcare Facilities
Meeting:	October 28, 2016

Background:

Pilgrim Place in Claremont currently owns and operates a continuing care retirement community known as Pilgrim Place located in Claremont, California. The Corporation was founded and incorporated by the Claremont Community Church and Pomona College in 1915 to provide a furlough destination for international missionaries and their families. It soon also became known as a retirement option for that same constituency, and by 1926 moved a few blocks from the college campus to its present location in Claremont where it began admitting retired clergy and church workers. Over the years, Pilgrim Place's admissions qualifications have been expanded to include not only those who have served religious organizations in a professional capacity, but also those who have served the wider arena of charitable nonprofit organizations.

Under the Corporation's Articles of Incorporation, which were updated in 2008, the Corporation's purpose is to develop and operate housing specially designed for the elderly, with arrangements for residents' health care and financial security, and otherwise to promote the interests and serve the needs of the elderly; to promote health through the operation of health facilities and services including skilled nursing facilities; and to engage in other charitable activities.

The mission of Pilgrim Place in Claremont is to sustain an intentional community offering quality retirement living and care for persons who have served in careers in religious or charitable nonprofit organizations. Pilgrim Place in Claremont also serves the wider community by providing short and long-term care services to individuals who do not reside on the Campus.

The Project:

The proceeds of the bonds will be used for (i) the financing and refinancing of various interior and exterior renovations and improvements, landscaping and grounds improvements, and renovation and facility upgrades related to technology, telecommunication, energy conservation and building systems (the "New Money Project"); (ii) the advance refunding of its $25,730,000 Insured Senior Living Revenue Bonds (Pilgrim Place in Claremont) Series 2009A, which were issued for the purpose of financing and refinancing certain costs associated with the acquisition, construction, improvement, equipping and furnishing of the residential and assisted living facilities (the "Refunding Project" and, together with the New Money Project, the "Project"); (iii) the payment of certain expenses incurred in connection with the issuance of the Bonds, which costs include the costs of credit enhancement; and (iv) the funding of a debt service reserve fund for the Bonds.

City of Claremont

The City of Claremont is a member of the CMFA and held a TEFRA on October 25, 2016. The City is expected to receive a total of up to $11,232 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:		
Tax-Exempt Bond:	$	37,397,255
Series 2009 A DSRF:	$	2,006,475
Interest Fund – 2009A:	$	121,000
Principal Fund – 2009A:	$	317,000
Total Sources:	$	39,841,730
Uses of Funds:		
New Construction:	$	500,000
Rehabilitation:	$	3,315,000
New Machinery/ Equipment:	$	5,185,000
Refunding Escrow:	$	27,586,495
Debt Service Reserve Fund:	$	1,058,800
Insurance Premium:	$	1,458,885
Cost of Issuance:	$	737,550
Total Uses:	$	39,841,730

Terms of Transaction:

Amount:	$39,000,000
Maturity:	August 2028
Collateral:	Deed of Trust, Revenue Guarantees
Bond Purchasers:	Public Offering
Anticipated Rating:	AA- (Cal- Mortgage)
Estimated Closing:	December 2016

Public Benefit:

Pilgrim Place provides licensed health care services in both its Health Services Center (licensed under the California Department of Health Services) and its Assisted Living Buildings (licensed under the California Department of Social Services) and as a CCRC, all of the independent living units on campus also are licensed and regulated by the California Department of Social Services. Additionally, even individuals in the independent living section of the campus receive services that positively impact their health status through the dietary, housekeeping, fitness and resident activity programs. Specifically, there is a clinic that provides health screening and monitoring and basic health services for independent living residents as well as an organized program with a dedicated budget in both the aquatic and fitness centers.

Finance Team:

Underwriter:	Cain Brothers & Co., LLC
Bond Counsel:	Squire Patton Boggs (US) LLP
Issuer Counsel:	Jones Hall, APLC
Borrower's Counsel:	Hansen Bridgett LLP
Rating Agency:	Standard & Poor's
Credit Enhancement Provider:	Office of Statewide Health Planning and Development (Cal-Mortgage)

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of $39,000,000 for the Pilgrim Place project located in the City Claremont, Los Angeles County, California.

LIFE SOURCE INTERNATIONAL CHARTER SCHOOL
SUMMARY AND RECOMMENDATIONS

Applicant:	Beech Charter School Properties, LLC
Action:	Final Resolution
Amount:	$5,000,000
Purpose:	Finance The Acquisition, Construction, Installation and Equipping of Educational Facilities Located in the City of Lancaster, County of Los Angeles, California
Activity:	Charter School
Meeting:	October 28, 2016

Background:

The Mission of Life Source International Charter School (LSICS) is to meet the needs of underserved and disadvantaged students of Lancaster, California by supporting and expanding students' academic and human potential. The goal of LSICS is to deliver an established, successful, culturally relevant instructional program, while cultivating social skills and character qualities essential in overall adult success and well-being.

Through its academically advanced curriculum, Life Source International Charter School's vision is to produce globally responsible citizens who are challenged to cultivate personal, positive, and impactful change in their communities. Life Source International Charter School believes in a culturally and linguistically responsive hands-on approach to learning. They believe that acknowledgment and systematic validation of home culture and language motivates students to achieve. The founders of LSICS agree that teaching habits of the mind alongside habits of the heart ignite self-reflection and strengthens character. It is the hope of LSICS that every student, regardless of background, leaves the school feeling valued, inspired, and part of a larger societal fabric.

In order for students to receive the maximum benefit from their educational experience, Life Source International Charter School's governing board, administrators, educators, staff, parents and students expect an atmosphere of respect, safety, and genuine commitment to student success.

The Project:

The proceeds of the Bonds will be used for a plan of finance consisting of financing the following: (1) the acquisition land and the improvements thereto located at 44339 Beech Avenue, Lancaster, California 93534 and the construction of additional improvements; (2) capitalized interest, if necessary, with respect to the Bonds; (3) a reserve fund, if necessary, with respect to the Bonds; and (4) certain expenses incurred in connection with the issuance of the Bonds, including any applicable credit enhancement costs for the Bonds. The Facilities are to be owned by Beech Charter School Properties, LLC, a California limited liability company, and leased to Life Source International Schools. The Corporation is the sole member of the Borrower. The Facilities are expected to be operated by the Corporation and used for the operation of a California public charter school.

The City of Lancaster:

The City of Lancaster is a member of the CMFA and approved a TEFRA resolution on September 27, 2016. Upon closing, the City is expected to receive approximately $2,333 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	
Tax-Exempt Bonds:	$ 3,500,000
Total Sources:	$ 3,500,000
Uses of Funds:	
Building Acquisition:	$ 2,625,000
Debt Service Reserve Fund:	$ 320,000
Modular Units:	$ 400,000
Miscellaneous:	$ 35,000
Costs of Issuance:	$ 120,000
Total Uses:	$ 3,500,000

Terms of Transaction:

Amount:	$5,000,000
Maturity:	25 years
Collateral:	Deed of Trust on Property
Bond Purchasers:	Private Placement
Estimated Closing:	November 2016

Public Benefit:

Life Source International Charter School meets the needs of underserved and disadvantaged students of Lancaster, California by supporting and expanding students' academic and human potential. Each division of LSICS tries to serve the greater community by connecting with the students in a way that is developmentally appropriate for the age and stage of an elementary and middle school student. With the completion of the facilities, they believe that community service activities provide students with an invaluable opportunity to see themselves in the larger context of the greater community, which they live and to experience the benefit and fulfillment of that connection.

Finance Team:

Lender:	GVC Capital LLC
Bond Counsel:	Kutak Rock LLP
Issuer Counsel:	Jones Hall APLC
Borrower Counsel:	Mary Norvell
Financial Advisor:	Charter School Impact, LLC

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of $5,000,000 for Life Source International Charter School located in the City of Lancaster, County of Los Angeles, California.

ST. JOHN'S WELL CHILD & FAMILY CENTER
SUMMARY AND RECOMMENDATIONS

Applicant:	St. John's Well Child and Family Center, Inc.
Action:	Final Resolution
Amount:	$5,750,000
Purpose:	Refinance Healthcare Facilities Located in the City of Los Angeles, Los Angeles County, California
Activity:	Healthcare Facilities
Meeting:	October 28, 2016

Background:

St. John's Well Child and Family Center, Inc. was established in 1964 as a small, volunteer clinic to be a safety-net provider to the local community. The Corporation has evolved from a volunteer group providing health care located in the rear of the St. John's Episcopal Church in Los Angeles, California, to a network of eight designated Federally Qualified Health Centers ("FQHC") and five other facilities. FQHCs provide their services to underserved, underinsured and uninsured Americans, as well as migrant workers and non-U.S. citizens. Two of the Corporation's FQHCs are school-based and the other facilities include a Family Environmental and Chronic Disease Center and four additional school-based clinics. All of the Corporation's facilities operate in south and central Los Angeles and the southern California city of Compton. This network of clinics and school-based clinics serve a patient base of over 35,000 with over 100,000 patient visits annually since 2008. The patient base is predominately low income, uninsured or underinsured. In return for serving all patients regardless of their ability to pay, FQHCs receive consideration from the federal government in the form of cash grants, cost-based reimbursement under the Medicaid program and free malpractice coverage

The Project:

St. John's Well Child and Family Center, Inc., wishes to refund the outstanding California Municipal Finance Authority Insured Revenue Bonds (St. John's Well Child and Family Center, Inc.), Series 2011, issued for the benefit of the Corporation, currently outstanding in the principal amount of $5,010,000, the proceeds of which were used to prepay a fixed rate, taxable bank loan obtained from City National Bank, incurred in connection with the acquisition of facilities located at 5701 and 5801 South Hoover Street, and 818, 834, and 840 West 58th Street, Los Angeles, California, and to prepay two variable rate, taxable bank loans obtained from Bank of America,

N.A., and to pay a related swap termination fee, also incurred in connection with the acquisition of the Project.

City of Los Angeles:

The City of Los Angeles is a member of the CMFA and will need to hold a TEFRA hearing. Upon completion, the City is expected to receive a total of approximately $3,580 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:		
Tax-Exempt Bond:	$	5,370,000
Equity Contribution:	$	105,000
Prior Issue Reserve Fund:	$	275,000
Total Sources:	$	5,750,000
Uses of Funds:		
Series 2011 Refunding:	$	5,010,000
Debt Service Reserve Fund:	$	55,000
Cal-Mortgage Insurance:	$	370,000
Cost of Issuance:	$	315,000
Total Uses:	$	5,750,000

Terms of Transaction:

Amount:	$5,750,000
Maturity:	December 2041
Collateral:	Deed of Trust
Bond Purchasers:	Institutional & Retail Investors
Anticipated Rating:	Anticipated AA- (Cal-Mortgage)
Estimated Closing:	December 2016

Public Benefit:

The St. John's Well Child network of clinics and school-based clinics serve a patient base of over 35,000 with over 100,000 patient visits annually since 2008. The patient base is predominately low income, uninsured or underinsured. A number of clinics provide their services to underserved, underinsured and uninsured Americans, as well as migrant workers. The Corporation currently provides over 33 different health-related services and specialty programs in addition to primary health care. At the higher care levels, services include prenatal care services, pharmaceutical services, lab testing, dental, and adult and child wellness. In addition, the Corporation provides other services to include case management, support groups, school readiness program, and parent workshops.

Finance Team:

Underwriter:	Piper Jaffray & Co.
Bond Counsel:	Quint & Thimmig, LLP
Issuer Counsel:	Jones Hall, APLC
Underwriter's Counsel:	Jennings, Strouss & Salmon, PLC
Borrower's Counsel:	Wilson Law Group, PC
Credit Enhancement Provider:	Office of Statewide Health Planning and Development (Cal-Mortgage)
Rating Agency:	Standard & Poor's

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of $5,750,000 for St. John's Well Child & Family Center project located in the City Los Angeles, Los Angeles County, California.

EISENHOWER MEDICAL CENTER
SUMMARY AND RECOMMENDATIONS

Applicant:	Eisenhower Medical Center
Action:	Final Resolution
Amount:	$320,000,000
Purpose:	Refinance the Construction, Improvement, Renovation and Equipping of Health Care Facilities Located in the Cities of La Quinta and Rancho Mirage, Riverside County, California.
Activity:	Healthcare Services
Meeting:	October 28, 2016

Background:

Eisenhower Medical Center ("EMC") is a California nonprofit public benefit corporation as described in Section 501(c)(3) of the Code. As the valley's only not-for-profit hospital, Eisenhower Medical Center has provided high quality, compassionate care for more than 40 years through a full range of state-of-the-art diagnostic, treatment and emergency facilities. Eisenhower is an accredited teaching hospital, with a School of Graduate Medical Education training new physicians in the specialties of family medicine and internal medicine.

EMC has locations across the Coachella Valley for convenient, quality health care. The main campus and hospital is located on 130 acres in Rancho Mirage. Eisenhower Medical Center is a dynamic, progressive health care complex comprised of a 463-bed hospital, the Annenberg Center for Health Sciences at Eisenhower, and the Barbara Sinatra Children's Center at Eisenhower in addition to its outpatient facilities in Palm Springs, Cathedral City, Rancho Mirage and La Quinta. The Betty Ford Center is also located on the Eisenhower campus. Eisenhower not only offers the highest quality health care for residents and visitors, but additionally provides a broad range of educational programs for the public, and for health care professionals.

The Project:

The Borrower expects to use the proceeds of the Bonds to: (1) refinance the costs of the acquisition, construction and equipping of certain health care capital improvements: (a) at the Eisenhower George and Julia Argyros Health Center, a 93,000 square feet outpatient care, imaging/laboratory, wellness and physician office center, located at 45280 Seeley Drive, La Quinta, California 92253; (b) on and adjacent to the campus of Eisenhower Medical Center, located at 39000 Bob Hope Drive, Rancho Mirage, California 92270, including a 313-bed acute care hospital and the 248-bed Walter and Leonore Annenberg Pavilion; together (the "Project"); and (2) pay various transaction costs, issuance costs, if applicable, and other costs related to the Bonds.

The Cities of La Quinta and Rancho Mirage:

The City of Rancho Mirage held a TEFRA hearing on October 20, 2016 and the City of La Quinta is scheduled to hold a TEFRA hearing on November 1, 2016. Upon closing, the Cities are expected to share approximately $25,000 as part of CMFA's sharing of Issuance Fees

Proposed Financing:

Sources of Funds:	
Tax-Exempt Bonds:	$ 310,078,275
Debt Service Reserve Fund:	$ 8,026,438
Total Sources:	$ 318,104,713
Uses of Funds:	
1997 Refunding:	$ 315,504,981
Costs of Issuance & Additional Proceeds:	$ 2,599,732
Total Uses:	$ 318,104,713

Terms of Transaction:

Amount:	$320,000,000
Estimated Ratings:	BBB (Fitch), Baa2 (Moody's)
Maturity:	31 years
Collateral:	Gross Revenue Pledge
Bond Purchasers:	Institutional & Retail
Estimated Closing:	December, 2016

Public Benefit:

EMC provides life savings services to patients across the Coachella Valley. EMC is committed to rendering care regardless of the patient's ability to pay. EMC participates in various public programs and performs numerous other community services. Charity care is provided to patients who qualify for services based on the Medical Center's charity care policy. The Medical Center incurred charity care costs of $15,697,000 and $35,079,000 for the fiscal years ended June 30, 2015 and 2014, respectively.

Finance Team:

Underwriter:	Merrill Lynch, Pierce, Fenner & Smith Incorporated
Underwriter Counsel:	Hawkins Delafield & Wood LLP
Bond Counsel:	Norton Rose Fulbright US LLP
Issuer Counsel:	Jones Hall, APLC
Financial Advisor:	Hammond Hanlon Camp LLC
Borrower Counsel:	Norton Rose Fulbright US LLP
Trustee:	Wells Fargo, N.A.
Rating Agencies:	Fitch Ratings, Moody's Investors Services

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of $320,000,000 for the Eisenhower Medical Center project located in the Cities of La Quinta and Rancho Mirage, Riverside County, California.

CITY OF SAN BERNARDINO SEWER FACILITIES PROJECT SUMMARY AND RECOMMENDATIONS

Applicant:	City of San Bernardino Water District
Action:	Final Resolution
Amount:	$45,000,000
Purpose:	Finance & Refinance the Acquisition and Construction of Sewer System Assets for the City of San Bernardino, San Bernardino County, California.
Activity:	Sewer System Facilities
Meeting:	October 28, 2016

Background:

The City of San Bernardino Water District Department is responsible for water service and sewage treatment and disposal. The Department operates two enterprise funds: The Water Utility Enterprise Fund and the Sewer Utility Enterprise Fund. The City owns the Water Enterprise and operates the Water Enterprise through the Department. The Department and its governing Board of Water Commissioners were established on May 8, 1905 by the Mayor and the governing board of the City in accordance with the provisions specified in the City Charter. The Board consists of five members, each appointed by the Mayor. The City Charter gives the Board a semi-autonomous authority to manage the Department independent of the Common Council. Under the City Charter, the Board has the power to set water rates and other charges of the Water Enterprise, to hire employees, and to finance, maintain, and operate water facilities.

The Board appoints the general manager of the Department, who is responsible for day-to-day operation of the Department. The Water Enterprise delivers more than 47,676 acre-feet per year (15.5 billion gallons) of water to its service area for both commercial and residential use and serves a population of about 173,000 residents through over 40,000 service connections. The Department's water service area consists of approximately 45 square miles. The Service Area includes customers within the City, with a small percentage of out-of-city accounts. The Service Area is bounded on the north by the San Bernardino National Forest and Devore Water Company, on the east by the East Valley Water District and Redlands Municipal Utilities Department, on the south by the cities of Loma Linda and Colton, and on the west by the West Valley Water District, the City of Rialto, and the Muscoy Mutual Water Company.

The Service Area receives the majority of its water supply from an underground aquifer called the Bunker Hill Basin which has served portions of the City and portions of unincorporated areas of

the County since 1905. The water contained in the Bunker Hill Basin is replenished with rain and snowmelt that filters through the local San Bernardino Mountains. This local water supply provides high quality, inexpensive water as compared to other communities. Many other communities in Southern California must import their water supplies from remote locations via the Colorado River and Northern California pipelines. Many water supplies imported from distant locations can be impacted by certain man-made and natural contaminants as the water is transported to the customer.

The Project:

The proceeds of the Bonds will be used to (i) finance the acquisition and construction of certain sewer system capital improvements of the City of San Bernardino, California; (ii) refund outstanding obligations of the City relating to the City of San Bernardino Municipal Sewer Department; (iii) fund a deposit to a common reserve account for the 2016 Bonds; and (iv) pay the costs of issuance of the 2016 Bonds.

The City of San Bernardino:

The City of San Bernardino Water District will be asked to approve the financing and CMFA membership.

Proposed Financing:

Sources of Funds:	
Tax-Exempt Bond Proceeds:	$ 29,295,000
Premium:	$ 5,422,461
Total Sources:	$ 34,717,461
Uses of Funds:	
Project Fund:	$ 34,000,000
Cost of Issuance:	$ 717,461
Total Uses:	$ 34,717,461

Terms of Transaction:

Amount:	$45,000,000
Maturity:	August 2046
Security:	Net Sewer & Project Revenues
Bond Purchasers:	Institutional & Retail
Estimated Closing:	November 2016
Anticipated Rating:	S&P - A

Public Benefit:

Borrowing money for the purpose of financing the Authority's acquisition of public capital improvements of the City of San Bernardino, California will provide financing and refinancing for the City's public capital improvements

Finance Team:

Underwriter:	Raymond James
Bond Counsel:	Norton Rose Fulbright, LLP
Disclosure Counsel:	Orrick Herrington & Sutcliffe, LLP
Underwriter Counsel:	Orrick Herrington & Sutcliffe, LLP
Issuer's Counsel:	Jones Hall, APLC
Borrower Counsel:	City Attorney
Financial Advisor:	Urban Futures, Inc.
Rating Agency:	Standard & Poor's Ratings Services
Trustee:	U.S. Bank National Association

Recommendation:

The Executive Director recommends that the CMFA Board of Directors adopt a Final Resolution of $45,000,000 for the City of San Bernardino Sewer Project located in the City of San Bernardino, San Bernardino County, California.

NOVA ACADEMY EARY COLLEGE HIGH SCHOOL
SUMMARY AND RECOMMENDATIONS

Applicant:	Nova Academy
Action:	Final Resolution
Amount:	$19,000,000
Purpose:	Finance Educational Facilities located in the City of Santa Ana, Orange County, California
Activity:	Charter School
Meeting:	October 28, 2016

Background:

Since 2005, NOVA Academy Early College High School has provided a rigorous yet nurturing learning environment, giving students the unique opportunity to earn college credits while completing high school. A tuition-free charter school accredited by the Western Association of Schools and Colleges (WASC), NOVA Academy instills a culture of college readiness while sustaining a 98% graduation rate.

NOVA Academy proudly serves nearly 700 students annually through campus locations in Santa Ana and Coachella, CA. Founded on the belief that education opens a door to hope and the development of strong leaders, they offer a personalized approach to helping students succeed, both academically and in life.

Their vision is to provide students access to an academically rigorous, blended high school/college curriculum. NOVA Academy will inspire, educate, and prepare all students to be successful in college, career, and in life. NOVA faculty and staff believe in creating a friendly, family environment to help ensure every student feels a sense of belonging and personal support. Students even participate in a class called “Family,” which other schools have replicated.

A holistic approach to education centers on the development of each student’s social, emotional, intellectual, and physical well-being. Early college access gives students a head start on their college dreams while fueling confidence and long-term success. Learning in a rigorous yet nurturing environment promotes a love of ideas while encouraging discovery, creativity, and engagement. Seeing through the lens of compassion gives hope, builds bridges, and develops a community of caring individuals.

The Project:

The proceeds of the bonds will be used for the purpose of: (i) financing the costs of the acquisition, construction, renovation, improving and equipping of land and education and related facilities to be leased to the Lessee for use as a charter school and located at 500 West Santa Ana Boulevard, Santa Ana; (ii) funding a debt service reserve fund; (iii) paying capitalized interest on the Series 2016 Bonds; and (iv) paying certain issuance expenses. The Borrower will lease the Series 2016 Facilities to NOVA Academy, a California nonprofit public benefit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, pursuant to the terms of a Lease Agreement, dated as of September 1, 2016, by and between the Borrower and the Lessee. The Lessee currently operates a charter school known as NOVA Academy Early College High School – Santa Ana from its campus located at 500 West Santa Ana Boulevard, Santa Ana, California, pursuant to a lease from an unrelated third party, and will operate the School from such campus pursuant to a lease from the Borrower after the issuance of the Series 2016 Bonds. The School is chartered by the Santa Ana Unified School District.

The City of Santa Ana:

The City of Santa Ana is a member of the CMFA and approved a TEFRA resolution on June 7, 2016. Upon closing, the City is expected to receive approximately $7,833 as part of CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	
Tax-Exempt Bond:	$ 17,000,000
Tax-Exempt Bond:	$ 381,554
Total Sources:	$ 17,381,554
Uses of Funds:	
Land Acquisition:	$ 8,050,000
Rehabilitation:	$ 5,950,000
Underwriters Discount:	$ 339,474
Bond Reserve Fund:	$ 1,220,575
Costs of Issuance:	$ 410,500
Other Project Costs:	$ 1,408,819
Total Uses:	$ 17,381,554

Terms of Transaction:

Amount:	$19,000,000
Maturity:	September 2046
Collateral:	Deed of Trust
Bond Purchasers:	Limited Offering
Estimated Closing:	November 2016

Public Benefit:

Since 2005, NOVA Academy Early College High School has provided a rigorous yet nurturing learning environment, giving students the unique opportunity to earn college credits while completing high school. A tuition-free charter school accredited by the Western Association of Schools and Colleges (WASC), NOVA Academy instills a culture of college readiness while sustaining a 98% graduation rate. NOVA Academy proudly serves nearly 700 students annually through campus locations in Santa Ana and Coachella, CA.

Finance Team:

Underwriter:	BB&T Capital Markets
Bond Counsel:	Kutak Rock, LLP
Issuer Counsel:	Jones Hall, APLC
Underwriter Counsel:	Ice Miller, LLP
Borrower Counsel:	Hansberger & Klein, PLC
Financial Advisor:	Hollencrest Capital Management

Recommendation:

The Executive Director recommends that the CMFA Board of Directors authorize a Final Resolution of $19,000,000 for Nova Academy, located in the City of Santa Ana, County of Orange, California.

FINANCIAL AND ADVISORY SERVICES
SUMMARY AND RECOMMENDATIONS

Action:	Approval of Financial and Administrative Services
Purpose:	To Contract for Services for a Three Year Period
Meeting:	October 28, 2016

Background:

CMFA agreed with the State of California to advertise for financial and administrative services every three years. The current contract with Sierra Management expires on January 24, 2017. The Executive Director, at the direction of the BOD, advertised for such services and also posted the request for proposal on the CMFA website. The closing date for applications to be received was October 21, 2016.

The only application received was from Sierra Management. The required information was received by the Executive Director prior to the closing date of October 21, 2016.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve contracting with Sierra Management for three years commencing January 24, 2017.

California
Municipal Finance Authority

INFORMATIONAL ITEMS FOR THE CMFA
SUMMARY AND RECOMMENDATIONS

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

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

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

MINUTES

Regular Meeting of the Board of the California Foundation for Stronger Communities (the "Foundation")

Date: October 7, 2016

Time: 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., 6th Floor, Anaheim, CA 92805
City Hall, 2600 Fresno Street, Room 2157, Fresno, California 93721

In attendance at the Foundation's meeting were Board Members Bob Adams, Paula Connors, Deborah Moreno, Faye Watanabe and Larry Westerlund comprising a quorum. Deborah Moreno served as chair. The meeting was called to order.

Executive Director, Edward Becker attended. John Stoecker, Lee McCormick, Ben Barker, Anthony Stubbs and Jean Gard for Sierra Management Group L.L.C. attended as financial advisors to the Foundation. Ron Lee of Jones Hall, APLC, attended as counsel to the Foundation.

The minutes of the meeting(s) of the Board on September 16, 2016 were discussed and approved.
Motion by Watanabe; Seconded by Adams; Motion carries by unanimous vote, without abstentions.

There was no public comment.

The Board, by unanimous vote, approved a $7,000 grant to Lend a Heart Lend a hand Pet Therapy Inc.
Motion by Connors; Seconded by Westerlund; Motion carries.

The Board, by unanimous vote, approved a $15,000 grant to Wind Youth Services.
Motion by Connors; Seconded by Westerlund; Motion carries.

The Board, by unanimous vote, approved a $20,000 grant to Community Food Bank.
Motion by Westerlund Seconded by Watanabe; Motion carries.

The Board, by unanimous vote, approved a $45,000 grant to Oscar De La Hoya Foundation.
Motion by Watanabe Seconded by Moreno; Motion carries.

The Board, by unanimous vote, approved a $20,000 grant to Colorado River Senior Citizens Center, Inc.
Motion by Watanabe Seconded by Moreno; Motion carries.

The Board, by unanimous vote, approved a $30,000 grant to All Desert Aquatics, Inc.
Motion by Adams Seconded by Connors; Motion carries.

The Board, by unanimous vote, approved a $5,000 grant to Futures Explored, Inc.
Motion by Adams Seconded by Connors; Motion carries.

The Board, by unanimous vote, approved a $15,000 grant to Second Harvest Food Bank of San Joaquin and Stanislaus Counties.

Minutes reviewed by Edward Becker

Motion by Adams Seconded by Connors; Motion carries.
The Board, by unanimous vote, approved a $20,000 grant to My Safe Harbor, Inc.
Motion by Moreno Seconded by Watanabe; Motion carries.

The Board, by unanimous vote, without abstentions, adopted a resolution (resolution 16-3) approving the updated 2016 Regular Meeting Schedule.
Motion by Adams; Seconded by Watanabe; Motion carries.

The Board received the Executive Director's Report.

The Board received the Treasurer's Report.

The meeting was adjourned.
Motion by Connors; Seconded by Adams; Motion carries by unanimous vote without abstentions.

Minutes reviewed by Edward Becker

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 #
Barrio Logan College Institute	10/28/2016	1
Build Futures	10/28/2016	2
El Centro del Pueblo, Inc.	10/28/2016	5
Elder Help of San Diego, Inc.	10/28/2016	6
Get Safe Choice Personal Safety, Inc.	10/28/2016	9
Inland Empire United Way	10/28/2016	11
Search to Involve Pilipino Americans (SIPA)	10/28/2016	13
Urban Compass	10/28/2016	15
For Families of Active Military	08/05/2016	8
Cove Communities Senior Association, The Joslyn Center	07/15/2016	4
Families Forward	07/15/2016	7
Project Angel Food	05/20/2016	12
Calicinto Ranch, Inc.	03/18/2016	3
South Bay Community Services, Chula Vista Promise Neighborhood Pro	03/18/2016	14
Independent Cities Association, Inc	02/05/2016	10

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Build Futures	10/28/2016	2
Calicinto Ranch, Inc.	3/18/2016	3
Cove Communities Senior Association, The Joslyn Center	7/15/2016	4
El Centro del Pueblo, Inc.	10/28/2016	5
Elder Help of San Diego, Inc.	10/28/2016	6
Families Forward	7/15/2016	7
For Families of Active Military	8/5/2016	8
Get Safe Choice Personal Safety, Inc.	10/28/2016	9
Independent Cities Association, Inc	2/5/2016	10
Inland Empire United Way	10/28/2016	11
Project Angel Food	5/20/2016	12
Search to Involve Pilipino Americans (SIPA)	10/28/2016	13
South Bay Community Services, Chula Vista Promise Neighborhood	3/18/2016	14
Urban Compass	10/28/2016	15

Barrio Logan College Institute

1625 Newton Avenue, Suite 200

San Diego , CA 92113 County San Diego

www.glci.org

FEIN 33-0771222 Founded: 1997

Previous Donation: (•) Yes ( ) No 25,000 4/27/2012 List Date 10/28/2016

Mission:

Every child shall have access to higher education, not limited by culture or status, resulting in a thriving community and a better world. Barrio Logan College Institute breaks the cycle of poverty by preparing disadvantaged students to be among the first in their families to attend and succeed in college.
MAIN PROGRAMS:
Elementary School Program (Grades 3-5)
Middle School Program (Grades 6-8)
High School Program (Grades 9-11)
College Success Program (Grade 11 - College Graduation)
Parent Advocacy Program

Impact:

IRS Form 990 for FY 2014

Financial Information:

Revenues:	Amount	%	Notes
Government/Earned	$222,950	19.9%	
Contributions	834,769	74.5%	
Other	62,823	5.6%	
Total Revenue:	$1,120,542	100.0%	
Expenses:			
Program	$731,580	75.2%	
Administration	150,019	15.4%	
Fund Raising	91,314	9.4%	
Total Expenses:	$972,913	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$147,629		
Net Assets:	$912,614		

BOD: Victoria Baron; Eliot Peters; Christa Burke; James Lauer; Trevor Blair; Lisa Goodman; William Lopez; Alex Grantman; Jolyn Parker; Jim Zoll; David Lopez

Build Futures

19036 Stonehurst Lane

Huntington Beach , CA 92648 County Orange

buildfutures.org

FEIN 90-0629740 Founded: 2009

Previous Donation: ○ Yes ◉ No List Date 10/28/2016

Mission:

Our mission is to take homeless 18-24 year-olds off the streets and provide them with stable, safe housing and the services, resources and support needed to obtain and maintain employment, self-sufficiency and long-term independence.

Our primary goal is to end youth homelessness. We strive to make this a reality by:

Never turning away a homeless youth who needs help in Orange County
Providing housing and support to create a future free from homelessness and poverty
Connecting youth with job services to achieve self sufficiency
Engaging youth with dedicated mentors to aid their progress

Impact:

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

Financial Information: IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned			
Contributions	57,965	100.0%	
Other			
Total Revenue:	$57,965	100.0%	
Expenses:			
Program	$53,616	95.7%	
Administration	2,400	4.3%	
Fund Raising			
Total Expenses:	$56,016	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$1,949		
Net Assets:	$60,777		

BOD: Bonnie Shea; Ellen Dellis; Carol WEinfeld; Matt Smith

Calicinto Ranch, Inc.

PO Box 1225

San Jacinto , CA 92581 County Riverside

www.calicintoranch.org

FEIN 42-1579061 Founded: 2002

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

Mission:

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

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

Impact:

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

Financial Information: IRS Form 990 for FY 2013

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

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

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	17,216	2.0%	
Total Revenue:	$850,262	100.0%	
Expenses:			
Program	$722,667	80.1%	
Administration	98,074	10.9%	
Fund Raising	81,505	9.0%	
Total Expenses:	$902,246	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	($51,984)		
Net Assets:	$1,156,111		

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

El Centro del Pueblo, Inc.

1157 Lemoyne Street

Los Angeles , CA 90026 County Los Angeles

ecdpla.org

FEIN 95-3187780 Founded: 1974

Previous Donation: ○ Yes ◉ No List Date 10/28/2016

Mission:

El Centro del Pueblo was established in 1974 as a non-profit community service agency for the purpose of alleviating and mitigating the negative affects of gang violence. We are dedicated to improve the quality of life for children, youth and families through prevention, intervention, and education through a coordinated range of services in Central, Northeast and South Los Angeles.

El Centro provides services for families in a culturally, ethnically and linguistically competent basis. We draw from our collaborative partners with Korean, Pilipino Chinese, and Central American and African-American families to provide services. Our fiscal capability to administer grants with the City and County of Los Angeles has been proven by over thirty two years of community-based service. Our accounting procedures are in compliance with the City of Los Angeles' Controller's Office and the Los Angeles County Auditor-Controller.

Impact:

A donation would be used for the furtherance of their mission

Financial Information: IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned	$4,570,706	93.1%	
Contributions	12,647	0.3%	
Other	326,174	6.6%	
Total Revenue:	$4,909,527	100.0%	
Expenses:			
Program	$4,152,541	86.7%	
Administration	638,410	13.3%	
Fund Raising			
Total Expenses:	$4,790,951	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$118,576		
Net Assets:	$6,180,423		

BOD: Patrick Lake; Martha Avelar; Armando Barragan; Henry Gonzalez; Rudy Martinez; Dr. Fredy Perez

Elder Help of San Diego, Inc.

3860 Calle Fortunada, Suite 101

San Diego , CA 92123 County San Diego

www.elderhelpofsandiego.org

FEIN 95-2880426 Founded: 1973

Previous Donation: (•) Yes ( ) No 10,000 2/7/2014 List Date 10/28/2016

Mission:

The mission of ElderHelp is to provide personalized services and information that help seniors remain independent and live with dignity in their own homes. Since 1973, ElderHelp has been a critical resource to San Diego's growing population of seniors who have limited support and endure the physical limitations that often come with advanced age—a combination that limits their ability to remain independent and living in their own neighborhoods. With a small, dedicated staff and a corps of over 350 paraprofessional volunteers, ElderHelp offers an array of award winning programs to assist seniors and their families with a wide range of essential activities.

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	$299,096	28.2%	
Contributions	753,435	70.9%	
Other	9,556	0.9%	
Total Revenue:	$1,062,087	100.0%	
Expenses:			
Program	$705,518	75.8%	
Administration	103,100	11.1%	
Fund Raising	121,956	13.1%	
Total Expenses:	$930,574	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$131,513		
Net Assets:	$843,488		

BOD: Nicole Darling; Russell Winslow; Cindi Hill; Nikki Baumgartner; Todd Miller; Katie West; Alex Marjanovic; Maggie Sayre; Jessica Sheu-Gruttadauria; Kerrie-ann Stidum; Jamie Valez; Danny Covarrubio; Kristen Chazaud; Brendan Farrelly; Elaine Balok; Amy Nelson; Mathew Fink

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	82,670	2.3%	
Total Revenue:	$3,608,972	100.0%	
Expenses:			
Program	$3,096,697	88.6%	
Administration	171,477	4.9%	
Fund Raising	228,793	6.5%	
Total Expenses:	$3,496,967	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$112,005		
Net Assets:	$9,123,532		

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 be used to run the program. See additional information

Financial Information: IRS Form 990-EZ for FY 2015

Revenues:	Amount	%	Notes
Government/Earned	$80,200	100.0%	
Contributions			
Other			
Total Revenue:	$80,200	100.0%	
Expenses:			
Program	$63,555	100.0%	
Administration			
Fund Raising			
Total Expenses:	$63,555	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$16,645		
Net Assets:	$55,195		

BOD: Bridget Blehm; Meighen Speiser; Ed Blehm

Get Safe Choice Personal Safety, Inc.

3053 Edinger Avenue

Tustin , CA 92780 County Orange

www.getsafeusa.com

FEIN 33-0772477 Founded: 1993

Previous Donation: ○ Yes ◉ No List Date 10/28/2016

Mission:

Over the past 30 years, GET SAFE™ has positively impacted the lives of more than 100,000 people of all ages and abilities by providing the violence prevention education and self-defense training that is critical to protecting the well-being of its students and to building safer, more inclusive communities. By approaching the often-sensitive subject in an entertaining, highly interactive manner, the GET SAFE Team breaks down communication barriers usually associated with the topics of violence prevention, crisis intervention, and recovery. GET SAFE provides unique training programs, consulting services and interactive materials designed to help people around the world live "free from fear." With more than 30 years of training experience and nearly 100,000 students trained, GET SAFE has taken all the guess work out of providing the timely, caring programs that help create safer, more inclusive communities for everyone.

Impact:

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

Financial Information: IRS Form 990-EZ for FY 2014

Revenues:	Amount	%	Notes
Government/Earned	$26,004	23.6%	
Contributions	84,110	76.4%	
Other			
Total Revenue:	$110,114	100.0%	
Expenses:			
Program	$122,192	100.0%	
Administration			
Fund Raising			
Total Expenses:	$122,192	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	($12,078)		
Net Assets:	$102,543		

BOD: Paul Edward; Raymond Dominguez; Helaine Wesley

Independent Cities Association, Inc

1601 N. Sepulveda Blvd No 744

Manhattan Beach , CA 90266 County Los Angeles

www.icacities.org

FEIN 95-3891400 Founded: 1961

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

Mission:

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

Impact:

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

Financial Information: IRS Form 990 for FY 2014

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

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

Inland Empire United Way

9644 Hermose Ave.

Rancho Cucamonga , CA 91730 County San Bernardino

ieuw.org

FEIN 33-0502676 Founded: 1996

Previous Donation: ○ Yes ◉ No List Date 10/28/2016

Mission:

Inland Empire United Way has established a Fire Relief Fund for the collection of financial donations to help residents impacted by the Blue Cut Fire. Please join us in helping our neighbors to recover and rebuild their lives.

Contributions will be used to address the short and long-term needs of those affected by the Blue Cut Fire in San Bernardino County. United Way is committed to working with other local nonprofits and service providers to identify greatest needs and the best resources for helping this community recover in the weeks and months ahead. **100% of contributions will be directed to recovery efforts for those affected by the Blue Cut Fire.**

Impact:

A donation would be restricted to those impacted by the Blue Cut Fire. They have raised $100,000 for their relief.

Financial Information: IRS Form 990 for FY 2015

Revenues:	Amount	%	Notes
Government/Earned	$2,090,781	33.6%	Contact Jamie Lamb at (909) 980-2857 x214 for donation information or any questions
Contributions	4,122,366	66.3%	
Other	590	0.0%	
Total Revenue:	$6,213,737	100.0%	**The financial information is for the overall organization.**
Expenses:			
Program	$5,605,089	90.0%	
Administration	218,011	3.5%	$100,000 has been raised for the victims of the Blue Cut Fire.
Fund Raising	405,212	6.5%	
Total Expenses:	$6,228,312	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	($14,575)		
Net Assets:	$5,113,495		

BOD: 21 Board Members. CEO Gregory Bradbard

Project Angel Food

922 Vine Street

Los Angeles , CA 90038 County Los Angeles

www.angelfood.org

FEIN 95-4115863 Founded: 1989

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

Mission:

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

Impact:

A donation would assist in the furtherance of their mission

Financial Information: IRS Form 990 for FY 2014

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

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

Search to Involve Pilipino Americans (SIPA)

3200 West Temple Street

Los Angeles , CA 90026 County Los Angeles

www.sipa-online.org

FEIN 95-2879339 Founded: 1974

Previous Donation: ○ Yes ◉ No 10,000 4/8/2016 List Date 10/28/2016

Mission:

Purpose: SIPA enriches and empowers generations of Pilipino Americans and others by providing health and human services, community economic development, and a place where all people of all backgrounds can come together to strengthen community.

Primary Goal: SIPA's major initiative for the next few years is to deepen the organization's existence and strengthen it's mission driven capacity by developing a mixed-use, multi-faceted community and cultural center that will serve as the heart of Historic Filipinotown and for Filipinos throughout Southern California.

This new donation would be used to establish FAHMLA (Filipino American Heritage Month Los Angeles) as a new nonprofit 501(c)(3)

Impact:

This would be used to establish the new nonprofit referenced above.

Financial Information: IRS Form 990 for FY 2015

Revenues:	Amount	%	Notes
Government/Earned	$407,480	62.6%	
Contributions	202,475	31.1%	
Other	41,377	6.4%	
Total Revenue:	$651,332	100.0%	
Expenses:			
Program	$555,698	86.3%	
Administration	79,571	12.4%	
Fund Raising	8,842	1.4%	
Total Expenses:	$644,111	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	$7,221		
Net Assets:	$265,942		

BOD: Leo Pandac; Mary A. Dela Cruz; Cirilo Piniac; Jorge Prado; Rachel V. Buenviaje; Marc R. Caratao; Isaiah Dacio; Ysabel Jurado; Lyle M. Del Mundo; Benito Miranda; Greg Santiago; C. Joe Sayas; Stephanie L. Uy

South Bay Community Services, Chula Vista Promise Neighborhood Program

430 F. Street

Chula Vista , CA 91910 County San Diego

www.cvpromise.org and www.southbaycommunityservices.org

FEIN Founded: 1971

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

Mission:

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

Impact:

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

Financial Information: IRS Form 990 for FY 2014 South Bay

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

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

Urban Compass

11100 South Central Ave

Los Angeles , CA 90059 County Los Angeles

www.urbancompass.org

FEIN 20-2438382 Founded: 2005

Previous Donation: ○ Yes ◉ No List Date 10/28/2016

Mission:

Urban Compass provides a safe, welcoming, and innovative environment that challenges our youth to envision and navigate a course for a rewarding future characterized by achievement, independent thought, and social responsibility through education, mentoring, and play. Urban Compass manages a personalized program for 50 students from the primary feeder school for Nickerson Gardens housing development families (one of the largest public housing developments in the nation). Throughout the school year, program staff and volunteers escort our 50 students to the adjacent Verbum Dei High School campus, a safe and attractive academic setting where college and high school student mentors serve as successful role models from the community. Focusing on mentorship from local high school and college students, core academic support, and engaging enrichment activities, our after-school and summer programs for elementary students keep them out of gangs and on a path to college and constructive life.

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			
Contributions	235,444	100.0%	
Other			
Total Revenue:	$235,444	100.0%	
Expenses:			
Program	$176,912	67.0%	
Administration	34,347	13.0%	
Fund Raising	52,902	20.0%	
Total Expenses:	$264,161	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	($28,717)		
Net Assets:	$10,916		

BOD: Michelle Alfonso; Cynthia Bollinger; Ezra Callahan; Marisa Callahan; Steven Gelber; Rev. Michael Mandala; Patrick McNicholas; Don Margan; Whitney Morgan; Iyare Oni; Sherry-Maria Safchuk; Michael Schmid; Megan Stanford; Cathy Tate; Kathy Walton; Eugene Wu

2017 CMFA/ CFSC/ CFPF
Regular Meeting Schedule

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

January '17

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
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February '17

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March '17

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April '17

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May '17

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June '17

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July '17

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August '17

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September '17

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October '17

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November '17

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December '17

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CMFA Meetings Holidays

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

FINANCIAL AND ADVISORY SERVICES
SUMMARY AND RECOMMENDATIONS

Action:	Approval of Financial and Administrative Services
Purpose:	To Contract for Services for a Three Year Period
Meeting:	October 28, 2016

Background:

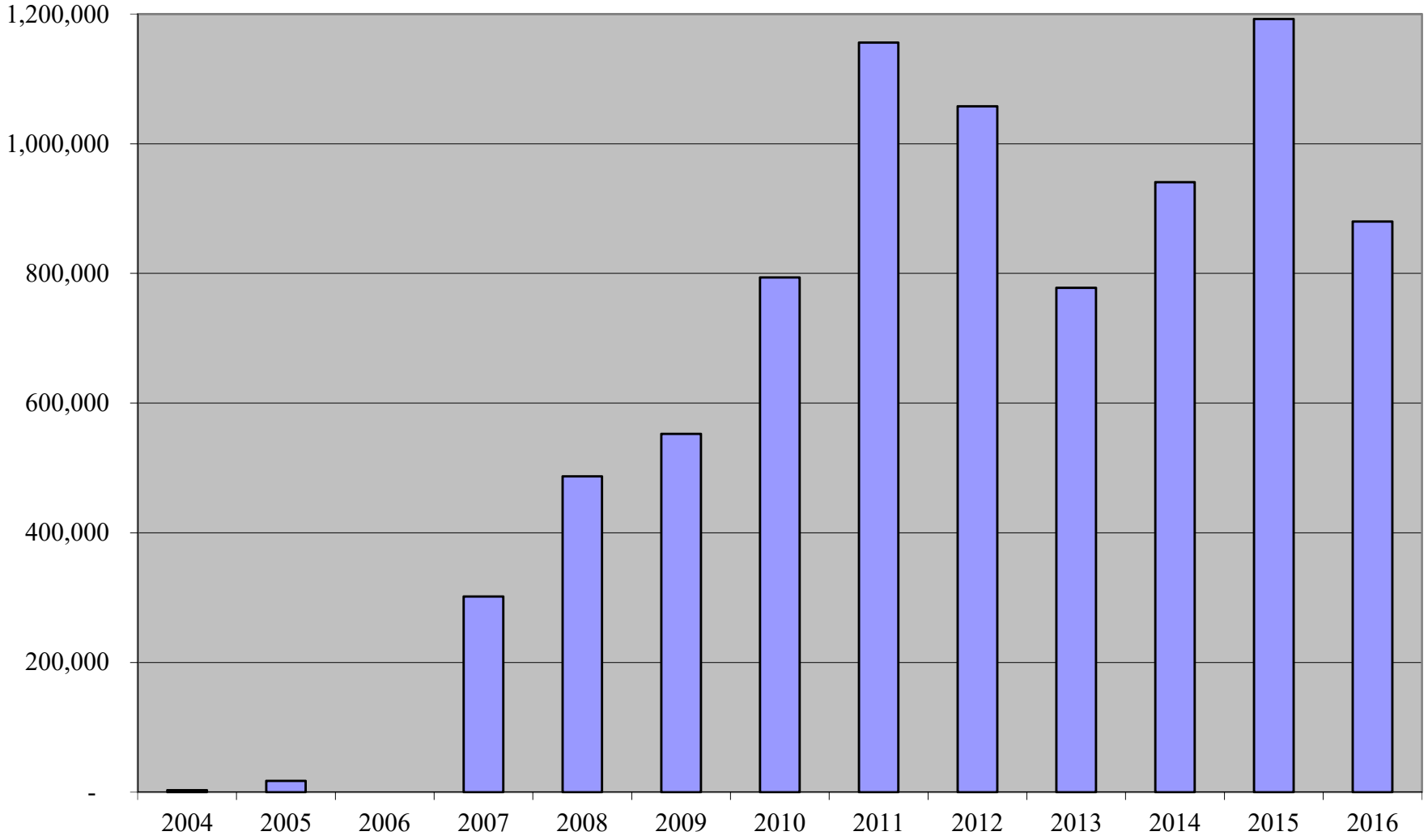
CMFA agreed with the State of California to advertise for financial and administrative services every three years. The current contract with Sierra Management expires on January 24, 2017. The Executive Director, at the direction of the BOD, advertised for such services and also posted the request for proposal on the CMFA website. The closing date for applications to be received was October 21, 2016.

The only application received was from Sierra Management. The required information was received by the Executive Director prior to the closing date of October 21, 2016.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve contracting with Sierra Management for three years commencing January 24, 2017.

Donations as of 10/7/16



California
Municipal Finance Authority

PROCEDURAL ITEMS FOR THE CFPF
SUMMARY AND RECOMMENDATIONS

Items:	A1, A2, A3
Action:	Pursuant to the by-laws and procedures of CFPF, 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).

2017 CMFA/ CFSC/ CFPF
Regular Meeting Schedule

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

January '17

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
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February '17

Su	M	Tu	W	Th	F	Sa
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March '17

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April '17

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May '17

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June '17

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July '17

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August '17

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September '17

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24	25	26	27	28	29	30

October '17

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

November '17

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

December '17

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

CMFA Meetings Holidays

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

FINANCIAL AND ADVISORY SERVICES
SUMMARY AND RECOMMENDATIONS

Action:	Approval of Financial and Administrative Services
Purpose:	To Contract for Services for a Three Year Period
Meeting:	October 28, 2016

Background:

CMFA agreed with the State of California to advertise for financial and administrative services every three years. The current contract with Sierra Management expires on January 24, 2017. The Executive Director, at the direction of the BOD, advertised for such services and also posted the request for proposal on the CMFA website. The closing date for applications to be received was October 21, 2016.

The only application received was from Sierra Management. The required information was received by the Executive Director prior to the closing date of October 21, 2016.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve contracting with Sierra Management for three years commencing January 24, 2017.