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## **PROCEDURAL ITEMS FOR THE CMFA SUMMARY AND RECOMMENDATIONS**

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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).

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## **THE PEGASUS SCHOOL PROJECT SUMMARY AND RECOMMENDATIONS**

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Applicant:	The Pegasus School
Action:	First Amendment to Master Loan Agreement
Amount:	\$8,100,000
Purpose:	Approve the First Amendment to Master Loan Agreement for The Pegasus School, located in the City of Huntington Beach, California.
Activity:	Private School
Meeting:	December 9, 2016

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### Background:

The Pegasus School is dedicated to academic excellence and to the development of lifelong learners who are confident, caring, and courageous. In 1984, Dr. Laura Hathaway, with vision, with dedication, and with courage, founded The Pegasus School.

Dr. Hathaway's vision was to create an educational community in which it would be safe for gifted students to be smart; in which students' strong intellectual challenges would be matched by a thoughtful social and emotional embrace; in which teachers would provide a curriculum of high content and high interest to encourage students to "build wings so bright minds can soar." The Pegasus School emerged from collaboration with the University of California, Irvine to develop academically accelerated classes for gifted students, based on the model created by Dr. Julian Stanley at Johns Hopkins University.

Dr. Hathaway's dedication led to expansion of the school from her gifted summer camps to a Pre K through 8th grade educational program. She hired a core group of outstanding teachers and established standards of high academic expectation with an appreciation for the gifts that each individual brings to the community. In the 1990s, the school expanded to include a wider range of bright and motivated students who clearly benefited from the school's commitment to building a community where it was safe to be smart. The school purchased its current facility in 1995 and then began work to refurbish classrooms and expand buildings. The Palley Complex which serves fourth and fifth graders was added in 1997 and the Hathaway Activities Center was built in 2000 to provide a home for performance, art, and student athletics.

### The Project:

The proceeds were used to make a loan to the Borrower in the maximum principal amount of up to \$8,100,000 for the purpose of (1) refunding the outstanding principal amount of the California Statewide Communities Development Authority Variable Rate Demand Revenue Bonds, Series 2003, the proceeds of which were loaned to the Borrower, to enable the Borrower to finance or refinance the costs of the acquisition, construction and improvement of certain educational and related and ancillary facilities at located at 19692 Lexington Lane, Huntington Beach, CA 92646; (2) paying ancillary termination fees relating to the 2003 Bonds Swap; and (3) paying various costs of issuance of the Loan and other related costs with respect to the refunding the 2003 Bonds.

The Lender and Borrower wish to amend the Master Loan Agreement to change the Applicable Loan Rate with respect to the Loan.

### The City of Huntington Beach:

The City of Huntington Beach is a member of the CMFA and held a TEFRA hearing on July 2, 2012. Upon closing, the City received \$5,400 as part of CMFA's sharing of Issuance Fees.

### Proposed Financing:

#### Sources of Funds:

Tax-Exempt Bond Proceeds:	<u>\$9,000,000</u>
Total Sources:	\$9,000,000

#### Uses of Funds:

2003 Bonds Refunding:	\$8,500,000
Swap Termination Payment:	\$ 300,000
Cost of Issuance:	<u>\$ 200,000</u>
Total Uses:	\$9,000,000

### Terms of Transaction:

Amount:	\$8,100,000
Maturity:	August 2042
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Closed:	October 2012

### Initial Public Benefit:

The Pegasus School is dedicated to academic excellence and to the development of lifelong learners who are confident, caring, and courageous. The Pegasus students love to learn, to be challenged, and to work hard; they are bright and motivated; they are joyful; they grow in both intellect and empathy. The Pegasus teachers inspire, nurture and guide. They love to teach; they are flexible, creative, collaborative, and innovative; they foster each student's individual gifts and passions. The Pegasus parents value education; they work closely with the school in a partnership based on thoughtful communication and mutual respect. The Pegasus alumni are

lifelong learners and engaged citizens; they are confident and competent; they value their Pegasus education and friendships.

Initial Finance Team:

Lender:	First Republic Bank
Special Tax Counsel:	Hawkins Delafield & Wood LLP
Issuer's Counsel:	Squire Sanders LLP
Lender's Counsel:	Hawkins Delafield & Wood LLP
Borrower's Counsel:	Stradling Yocca Carlson & Rauth, PC
Financial Advisor:	PFM

Recommendation:

The Executive Director recommends that the CMFA Board of Directors authorize the execution and delivery of the First Amendment to the Master Loan Agreement for the Pegasus located in the City of Huntington Beach, County of Orange, California.



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## **THE BUCKLEY SCHOOL PROJECT SUMMARY AND RECOMMENDATIONS**

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**Applicant:** The Buckley School

**Action:** Amendments of Master Loan Agreements

**Purpose:** Approve Amendments to Master Loan Agreements, Among the California Municipal Finance Authority, The Buckley School and First Republic Bank for Educational Facilities, located in the City of Los Angeles, Los Angeles County, California.

**Activity:** Private School

**Meeting:** December 9, 2016

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### Background:

The Buckley School was founded in 1933 as an independent co-educational institution by Dr. Isabelle Buckley. Drawing on her experiences abroad where schools emphasized a well-rounded program, Dr. Buckley developed her own 4-Fold Plan of Education, focusing on academic training, physical development, moral education and creative expression. During the early years, campuses were located in L.A., Tarzana, Encino, and on Woodman Avenue and Riverside Avenue in Sherman Oaks. In 1964, Dr. Buckley purchased land that had been owned by the Glenaire Country Club and by 1973 was able to accommodate all divisions of the school on the new Stansbury Avenue campus in Sherman Oaks. Today, The Buckley School is a college preparatory day school, with students in kindergarten through grade twelve.

Buckley's educational philosophy, the 4-Fold Plan of Education, combines the principles of whole-child education – a deeply inter-connected program of academics, arts, physical development and moral education – with a more traditional framework. Curiosity, critical thinking and creativity are the underpinning of their entire curriculum. And yet, they believe that students' best and most creative work, in the classroom, in the arts, and on the field, can only be realized through self-discipline and resilience developed through a structured program and strong emphasis on character development

Lower School: 258 students (kindergarten through grade five)  
Middle School: 213 students (grades six through eight)  
Upper School: 319 students (grades nine through twelve)

### The Project:

In 2012 the proceeds of the loan were used for the financing and/or refinancing the acquisition, construction, improvement, renovation, furnishing and equipping of educational facilities, and related administrative and support facilities, at the Borrower's campus located at 3900 Stansbury Avenue in the City of Los Angeles, California, which educational facilities are owned and operated by the Borrower; (2) paying interest with respect to the Loan; and (3) paying costs of issuance with respect to the Loan. The Project included, but not limited to, science, mathematics, performing arts and general classrooms, and library, performing arts, athletic and administrative facilities.

In 2013 the proceeds of the loan were used to finance and/or refinance the acquisition, construction, improvement, renovation, furnishing and/or equipping of educational facilities, and related administrative and support facilities, including but not limited to the acquisition and improvement of the Head of School's residence, at 3920, 3929 and 3951 Stansbury Avenue in the City of Los Angeles, California, which facilities are owned and operated by the Buckley School.

The Buckley School, the Authority and First Republic Bank (the "Lender"), previously entered into (1) that certain Master Loan Agreement, dated as of August 1, 2012, (as previously amended, the "Master Loan Agreement (2012)") and (2) that certain Master Loan Agreement, dated as of September 1, 2013, (as amended, the "Master Loan Agreement (2013)" and collectively the "Master Loan Agreements"), each to finance and refinance certain projects of the Corporation.

The Corporation and the Lender have agreed to reduce the interest rate on the Loans, as described in the amendments to Master Loan Agreements.

### The City of Los Angeles:

The City of Los Angeles is a member of the CMFA and held TEFRA hearings on August 12, 2012 and August 14, 2013. Upon closing, the City received \$15,000 in 2012 and \$4,666 in 2013 as part of CMFA's sharing of Issuance Fees.

### Public Benefit:

The school's community service program is broad in scope and spans many different elements of the school including curriculum, individual and group projects, special events, creation of school clubs, and parental and faculty involvement. In both the Lower School and Middle Schools, each of the classes undertake a school community service project. In the Upper School, each student is required to complete a certain amount of community service hours each year. In 2010-2011, the School's Middle and Upper School students performed a combined 20,000 hours of service. A total of 86 students earned Presidential Service Awards and 155 received Community Service Honors. There were a total of 15 Lower School All-Stars (including 6 kindergarteners).

Initial Finance Team:

Special Tax Counsel:	Hawkins Delafield & Wood LLP
Private Placement Bank:	First Republic Bank
Issuer's Counsel:	Jones Hall, APLC
Borrower's Counsel:	Law Offices of Rossi A. Russell
Bank Counsel:	Hawkins Delafield & Wood LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors adopt a Resolution approving amendments to master loan agreements, among the California Municipal Finance Authority, the Buckley School and First Republic Bank for educational facilities located in the City of Los Angeles, California.



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## **BUILDING 16**

### **PROJECT SUMMARY AND RECOMMENDATIONS**

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Applicant:	Griffin Structures, Inc.
Action:	Inducement Resolution
Amount:	\$200,000,000
Purpose:	Finance a Project for the County of Orange, California.
Activity:	County Building Financing
Meeting:	December 9, 2016

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#### Background:

Griffin Structures, Inc. is a diversified development management organization serving the public and private sectors since 1997. The firm holds both Class A and Class B California Contractor licenses.

Griffin Structures continuously enhances its reputation as an industry leader by the successful management of complex projects. Their portfolio of experience includes police and fire facilities, city halls, libraries, community/senior centers, parking structures, corporation yards, parks and trail systems, zoos, non-profit facilities, commercial buildings, and related infrastructure.

Orange County is the third most populous county in California with over 3 million residents as of the 2010 census. Orange County's residents enjoy a nearly perfect climate in which parks and beaches provide abundant opportunities for outdoor activities. Orange County is the home of exciting professional sports, a wide range of tourist attractions and quality venues for visual and performing arts. Orange County boasts a thriving business economy and a well-educated work force. The County of Orange is a regional service provider and planning agency whose core businesses include public safety, public health, environmental protection, regional planning, public assistance, social services and aviation.

Griffin Structures, Inc. and Orange County are considering a Public/Private Partnership (P3) to facilitate the demolition of the building known as "Building 16" located in the Orange County Civic Center and the acquisition and construction of a new office building and parking structure on that site located at 601 N. Ross St, Santa Ana, County of Orange, California.



### The Project:

The proceeds are expected to be used for the purpose of financing the demolition of the building known as “Building 16” located in the Orange County Civic Center and the acquisition and construction of a new office building and parking structure on that site located at 601 N. Ross St, Santa Ana, County of Orange, California.

The project will consist of a new approximately 250,000 sq ft government office building, including a 350 stall subterranean parking structure located on a county owned site in the Orange County Civic Center. Griffin Structures and its team were selected by the County in 2011 following a competitive public procurement process to deliver the Project under a P3 lease-leaseback arrangement. The County will lease the land underlying to a special purpose public benefit corporation which will design and construct the improvements and lease the facility back to the County of Orange. The building will be fully occupied by the County to house various essential government functions.

### The County of Orange:

The County of Orange is a current member of the CMFA. A public hearing will need to be scheduled.

### Proposed Financing:

#### Sources of Funds:

Tax-Exempt Bond Proceeds:	<u>\$199,000,000</u>
Total Sources:	\$199,000,000

#### Uses of Funds:

New Construction:	\$166,000,000
CAPI/DSRF:	\$ 31,000,000
Cost of Issuance:	<u>\$ 2,000,000</u>
Total Uses:	\$199,000,000

### Terms of Transaction:

Amount:	\$200,000,000
Maturity:	May 2052
Collateral:	Deed of Trust
Bond Purchasers:	Public Offering
Expected Rating:	Aa2/AA (Moody's S&P)
Estimated Closing:	May 2017

Public Benefit:

The existing building has been vacant since 1990 when it was closed due to infrastructure issues, aging facilities and lack of off-street parking. The new facility will provide a state of the art office building and related parking structure that will improve the long term operating and maintenance costs for the County of Orange and assist with the County's planned Civic Center Master Plan to relocate core functions in adjacent facilities.

Finance Team:

Developer:	Griffin Structures, Inc.
Lessee:	Orange County
Underwriter:	Citigroup Global Markets
Underwriter's Counsel:	Norton Rose Fulbright
Transaction Counsel:	Orrick, Herrington & Sutcliffe
Special Counsel:	Stradling Yocca Carlson & Rauth
Issuer's Counsel:	Jones Hall, APLC
Lessee Advisor:	KNN Public Finance

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$200,000,000 of revenue bonds for the purpose of financing the demolition of the building known as "Building 16" located in the Orange County Civic Center and the acquisition and construction of a new office building and parking structure on that site located in the City of Santa Ana, County of Orange, California.



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## **3706 SAN PABLO APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant:	EAH Inc.
Action:	Initial Resolution
Amount:	\$50,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Emeryville, Alameda County, California
Activity:	Affordable Housing
Meeting:	December 9, 2016

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### 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 450, EAH develops low-income housing, manages 100 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 92 properties with an aggregate value of more than \$1 billion, and manages 9,800 units in 50 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 Project:

The 3706 San Pablo Apartments is a new construction project located at 3706 San Pablo Avenue, Emeryville, CA. The project will have 86 units, with one to four bedroom units, serving as permanent housing for individuals and families. The project will be restricted to households earning 60% or less of Area Median Income. On-site amenities will include property management, community open space, play area, Zen garden, sky deck, computer lab, on-site service coordinator, and employment assistance. This financing will create 86 units of affordable housing for low-income households in the City of Emeryville for 55 years.

### The City of Emeryville:

The City of Emeryville will need to become a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$16,166 as part of the CMFA's sharing of Issuance Fees.

### Proposed Construction Financing:

#### Sources of Funds:

Tax Exempt Financing:	\$ 42,000,000
AHSC:	\$ 5,400,000
City of Oakland:	\$ 2,673,821
FHLB Affordable Housing Program:	\$ 860,000
County HOME/CDBG/HOPWA:	\$ 2,520,658
City of Emeryville:	\$ 1,500,000
General Partner Equity Loan:	\$ 1,449,674
Deferred Developer Fee:	\$ 3,500,000
Equity:	<u>\$ 4,000,000</u>
Total Sources:	\$ 63,904,153

#### Uses of Funds:

Land Acquisition:	\$ 4,250,000
Construction:	\$ 41,974,800
Architectural & Engineering:	\$ 2,120,906
Impact & Planning Fees:	\$ 3,144,495
Loan Fees & Interest:	\$ 2,658,757
Legal/Insurance/Title Fees:	\$ 420,706
Marketing/Furnishings/Audit Fees:	\$ 245,000
Reserves:	\$ 780,194
Developer Fees:	\$ 3,500,000
Cost of Issuance:	\$ 791,647
Contingencies:	<u>\$ 4,017,648</u>
Total Uses:	\$ 63,904,153

### Terms of Transaction:

Amount:	\$50,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	April 2017

Public Benefit:

The project will offer an on-site service coordinator, computer learning and employment assistance for residents. Amenities will include community open space, play area, zen garden, sky deck, and computer lab. A total of 86 senior households will be able to enjoy high quality, independent, affordable housing in the City of Emeryville, California for 55 years.

Percent of Restricted Rental Units in the Project: 100%  
30% (26 Unit) restricted to 30% or less of area median income households; and  
10% (9 Units) restricted to 40% or less of area median income households; and  
41% (35 Units) restricted to 50% or less of area median income households; and  
19% (16 Units) restricted to 60% or less of area median income households.  
Unit Mix: Studio & 1-, 2-, 3-, 4- bedroom units  
Term of Restriction: 55 years

Finance Team:

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

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$50,000,000 for 3706 San Pablo Apartments affordable multi-family housing facility located in the City of Emeryville, Alameda County, California.

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

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



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## **EIGHT TREES APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant:	MidPen Housing Corporation
Action:	Initial Resolution
Amount:	\$10,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facilities Located in the City of Sunnyvale, Santa Clara County, California
Activity:	Affordable Housing
Meeting:	December 9, 2016

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### **Background:**

MidPen Housing Corporation (“MidPen”) is one of the nation’s leading non-profit developers, owners and managers of high-quality affordable housing. MidPen has developed over 100 communities and 6,600 homes for low-income families, seniors and special needs individuals throughout Northern California over the last 40 years.

MidPen’s developments are award winning and nationally recognized. MidPen has extensive experience in site acquisition and planning, entitlements, community outreach, design, and construction management. The organization has a solid track record in securing both public and private funding and proven expertise in positioning projects for long-term financial sustainability. In addition, MidPen provides comprehensive on-site services and programs to help residents advance. These services are delivered through the organization’s staff and a network of over 300 service provider partners.

The CMFA has facilitated over 10 Mid-Peninsula Housing Coalition projects.

### The Project:

The Eight Trees Apartments is an acquisition/rehabilitation of an existing affordable housing multifamily project. The project is a 24-unit multifamily residential rental facility located at 183 Acalanes Drive, Sunnyvale, CA. The units will be restricted to households earning up to 60% of area median income (AMI). The project was built in the 1960's and needs substantial rehabilitation. The rehab work will include the removal of a swimming pool and the addition of a community/multi-purpose room, upgrades to the exterior/interior portions of the building, mechanical, electrical and plumbing systems upgrades and various landscaping additions. The planned renovations will improve the safety, aesthetics and sustainability of the property for residents and neighbors alike, by addressing all urgent building issues, completing comprehensive interior and exterior renovations and creating a more sustainable property. This financing will continue to preserve 23 units of affordable housing for the City of Sunnyvale for another 55 years.

### The City of Sunnyvale

The City of Sunnyvale is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$5,050 as part of the CMFA's sharing of Issuance Fees.

### Proposed Construction Financing:

#### Sources of Funds:

Tax-Exempt Bond:	\$ 8,080,990
Sunnyvale Existing Loan:	\$ 2,214,746
Seller Take Back Loan:	\$ 2,715,916
Equity:	<u>\$ 518,016</u>
Total Sources:	\$ 13,529,668

#### Uses of Funds:

Land Acquisition:	\$ 8,448,000
Relocation:	\$ 411,000
Rehabilitation:	\$ 3,204,869
Architectural & Engineering:	\$ 337,400
Legal & Professional:	\$ 110,500
Construction Financing:	\$ 454,231
Other Costs:	\$ 263,668
Developer Overhead:	<u>\$ 300,000</u>
Total Uses:	\$ 13,529,668

### Terms of Transaction:

Amount:	\$10,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	July 2017

Public Benefit:

A total of 23 households will continue to be able to enjoy high quality, independent, affordable housing in the City of Sunnyvale, California for the next 55 years. MidPen will provide on-site social services and connect residents to vital local resources via information and referral.

Percent of Restricted Rental Units in the Project: 100%  
100% (23 Units) restricted to 60% or less of area median income households.  
Unit Mix: Studio, 1-, 2- and 3-bedrooms  
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall APLC
Issuer Counsel:	Jones Hall APLC
Lender Counsel:	TBD
Borrower Counsel:	Gubb and Barshay LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$10,000,000 for Eight Trees Apartments affordable multi-family housing facility located in the City of Sunnyvale, Santa Clara County, California.

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

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





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## **BAY OAKS APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant:	MidPen Housing Corporation
Action:	Initial Resolution
Amount:	\$12,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facilities Located in the City of East Palo Alto, San Mateo County, California
Activity:	Affordable Housing
Meeting:	December 9, 2016

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### Background:

MidPen Housing Corporation (“MidPen”) is one of the nation’s leading non-profit developers, owners and managers of high-quality affordable housing. MidPen has developed over 100 communities and 6,600 homes for low-income families, seniors and special needs individuals throughout Northern California over the last 40 years.

MidPen’s developments are award winning and nationally recognized. MidPen has extensive experience in site acquisition and planning, entitlements, community outreach, design, and construction management. The organization has a solid track record in securing both public and private funding and proven expertise in positioning projects for long-term financial sustainability. In addition, MidPen provides comprehensive on-site services and programs to help residents advance. These services are delivered through the organization’s staff and a network of over 300 service provider partners.

The CMFA has facilitated over 10 Mid-Peninsula Housing Coalition projects.

### The Project:

The Bay Oaks Apartments is an acquisition/rehabilitation of an existing affordable housing multifamily project. The project is a 38-unit multifamily residential rental facility located at 2400 Gloria Way, East Palo Alto, CA. This project was the first major housing development built after the City of East Palo Alto was incorporated in 1982. The units will be restricted to households earning up to 60% of AMI. The rehab work will include upgrades to the exterior/interior portions of the building, mechanical, electrical and plumbing systems upgrades and various landscaping additions. The planned renovations will improve the safety, aesthetics and sustainability of the property for residents and neighbors alike, by addressing all urgent building issues, completing comprehensive interior and exterior renovations and creating a more sustainable property. This financing will continue to preserve 37 units of affordable housing for the City of East Palo Alto for another 55 years.

### The City of East Palo Alto

The City of East Palo Alto will need to become a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$4,230 as part of the CMFA's sharing of Issuance Fees.

### Proposed Construction Financing:

#### Sources of Funds:

Tax-Exempt Bond:	\$ 6,768,696
Existing County HOME Funds:	\$ 1,530,391
Existing County CDBG Funds:	\$ 281,290
New County HOME Funds:	\$ 171,567
Seller Take Back Loan:	\$ 2,061,374
AHF Loan:	\$ 750,000
NOI During Construction:	\$ 24,505
Equity:	\$ 504,454
GP Equity:	\$ 100
Total Sources:	\$ 12,092,377

#### Uses of Funds:

Land Acquisition:	\$ 7,124,000
Relocation:	\$ 70,000
Rehabilitation:	\$ 3,197,779
Architectural & Engineering:	\$ 438,900
Legal & Professional:	\$ 110,500
Construction Financing:	\$ 471,697
Other Costs:	\$ 279,501
Developer Overhead:	\$ 400,000
Total Uses:	\$ 12,092,377

Terms of Transaction:

Amount:	\$12,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	July 2017

Public Benefit:

A total of 37 households will continue to be able to enjoy high quality, independent, affordable housing in the City of East Palo Alto, California for the next 55 years. MidPen will provide on-site social services, after school programs, health programs, computer training and will assist in strategically connecting residents to local community resources.

Percent of Restricted Rental Units in the Project: 100%  
100% (37 Units) restricted to 60% or less of area median income households.  
Unit Mix: Studio, 2-, 3- and 4-bedrooms  
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall APLC
Issuer Counsel:	Jones Hall APLC
Lender Counsel:	TBD
Borrower Counsel:	Gubb and Barshay LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$12,000,000 for Bay Oaks Apartments affordable multi-family housing facility located in the City of East Palo Alto, San Mateo County, California.

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

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



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## **VENTURA APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant:	USA Properties
Action:	Initial Resolution
Amount:	\$39,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of San Buenaventura, Ventura County, California
Activity:	Affordable Housing
Meeting:	December 9, 2016

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### Background:

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

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

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

### The Project:

The Ventura Apartments is a new construction 121-unit multi-family housing development with 96 market rate units and 25 units restricted to 50% Area Median Income. The project will consist of two scattered sites located at 11156 Citrus Drive and 11101 Carlos Street in Ventura, CA. The project will include courtyards, 81 garages, 47 carports, and 96 surface parking spaces. Amenities will include a clubroom, spa, in-unit washer dryers, quartz countertops, picnic area with BBQ, and a recreational area for bocce ball. The project will accommodate families with unit sizes of one, two and three- bedrooms. This financing will produce 25 units of affordable housing for the City of Ventura for 55 years.

### The City of San Buenaventura

The City of San Buenaventura is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$14,698 as part of the CMFA's sharing of Issuance Fees.

### Proposed Construction Financing:

#### Sources of Funds:

Tax-Exempt Bond:	\$ 33,190,071
Equity:	\$ 2,591,340
Deferred Developer Fee:	<u>\$ 3,973,610</u>
Total Sources:	\$ 39,755,021

#### Uses of Funds:

Land Acquisition:	\$ 7,865,000
New Construction:	\$ 21,999,759
Architectural & Engineering:	\$ 850,000
Financing Costs:	\$ 864,191
Reserves:	\$ 629,679
Other Soft Costs*:	\$ 3,343,629
Developer Fee:	\$ 3,973,610
Costs of Issuance:	<u>\$ 229,153</u>
Total Uses:	\$ 39,755,021

### Terms of Transaction:

Amount:	\$39,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	July 2017

Public Benefit:

A total of 25 families will be able to enjoy high quality, independent, affordable housing in the City of San Buenaventura, California.

Percent of Restricted Rental Units in the Project: 20%  
20% (25 Units) restricted to 50% or less of area median income households  
Unit Mix: One-, two- and three- bedrooms  
Term of Restriction: 55 years

Finance Team:

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

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$39,000,000 for Ventura Apartments affordable multi-family housing facility located in the City of San Buenaventura, Ventura County, California.

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

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



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## **POSADA DE COLORES APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant: LANDIS Development, LLC

Action: Initial Resolution

Amount: \$26,000,000

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

Activity: Affordable Housing

Meeting: December 9, 2016

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### **Background:**

LANDIS aims to improve the livability of historically neglected communities by working with local groups to improve their neighborhood through comprehensive development. The company was borne out of the idea that the fabric of all communities is the variety and quality of its housing, its retail services, and access to employment and enjoyment.

LANDIS Development, LLC is a fully integrated eco-urban real estate development and services company dedicated to creating positive living environments. LANDIS Development, LLC offers Consulting & Advisory Services and through its development activities seeks to create high quality rental and for-sale housing including workforce, affordable and market rate. LANDIS specializes in urban infill mixed-use projects and the preservation and development of affordable housing for families and seniors.

The principals of LANDIS have developed and/or preserved over 1,400 affordable and market rate housing units. LANDIS has experience in developing a range of development types in both urban and suburban settings. LANDIS excels at structuring and providing solutions to complex development challenges. They have developed master plans and award-winning affordable homes that not only mirror the character of the community but also display the same quality of design and construction as market-rate housing.

### The Project:

The Posada de Colores Apartments is an acquisition/rehabilitation of an existing affordable housing multifamily project. The project is a 100-unit multifamily residential rental facility located at 2221 Fruitvale Avenue, Oakland, CA. The eight-story reinforced concrete building occupies a total of .56 acres. Each apartment unit has an all-electric kitchen, full-sized bath and separate entry from the elevator lobby. The units will be restricted to households earning up to 50% of AMI. Building amenities include two community rooms, a recreation room, coin operated laundry and on-site parking. The project will involve in-place rehabilitation of all 100-units and common areas. The rehab work will include upgrades to the exterior/interior portions of the building, mechanical, electrical and plumbing systems upgrades and various landscaping additions. This financing will continue to preserve 99 units of affordable housing for the City of Oakland for another 55 years.

### The City of Oakland

The City of Oakland is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$12,610 as part of the CMFA's sharing of Issuance Fees.

### Proposed Construction Financing:

#### Sources of Funds:

Tax-Exempt Bond:	\$ 20,662,000
Seller Carryback Financing:	\$ 14,692,727
City of Oakland RDA:	\$ 450,000
Accrued Interest:	\$ 349,669
Reserves/ Costs Deferred to Perm.:	\$ 2,588,433
Equity:	<u>\$ 1,104,244</u>
Total Sources:	\$ 39,847,073

#### Uses of Funds:

Land Acquisition:	\$ 3,000,000
Building Acquisition:	\$ 19,200,000
Rehabilitation:	\$ 9,867,810
Architectural & Engineering:	\$ 490,200
Legal & Professional:	\$ 607,589
Relocation:	\$ 1,668,397
Interest & Fees:	\$ 1,350,254
Capitalized Reserves:	\$ 765,984
Developer Fee:	\$ 2,420,000
Costs of Issuance:	<u>\$ 476,839</u>
Total Uses:	\$ 39,847,073

### Terms of Transaction:

Amount:	\$26,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	July 2017



Public Benefit:

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

Percent of Restricted Rental Units in the Project: 100%  
100% (99 Units) restricted to 50% or less of area median income households.  
Unit Mix: Studio, 2- and 3-bedrooms  
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall APLC
Issuer Counsel:	Jones Hall APLC
Lender Counsel:	TBD
Borrower Counsel:	Goldfarb & Lipman LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$26,000,000 for Posada de Colores Apartments affordable multi-family housing facility located in the City of Oakland, Alameda County, California.

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

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



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## **GRAVENSTEIN NORTH APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant:	Burbank Housing Development Corporation
Action:	Initial Resolution
Amount:	\$10,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facilities Located in the City of Sebastopol, Sonoma County, California
Activity:	Affordable Housing
Meeting:	December 9, 2016

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### Background:

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

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

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

### The Project:

The Gravenstein North Apartments is an acquisition/ rehabilitation of an existing 60-unit affordable multi-family housing development located at 699 Gravenstein Highway N., Sebastopol, CA. The Project will be restricted to households earning up to 50% and 60% of Area Median Income. Amenities include a leasing office, laundry facility, picnic area, playground, perimeter fencing and carport parking. Renovations will include upgrades to the exterior/interior portions of the building, mechanical, electrical and plumbing systems upgrades and various landscaping additions. This financing will help preserve 60-units of affordable housing for the City of Sebastopol for another 55 years.

### The City of Sebastopol

The City of Sebastopol will need to become a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$3,750 as part of the CMFA's sharing of Issuance Fees.

### Proposed Construction Financing:

#### Sources of Funds:

Tax-Exempt Bond:	\$ 6,000,000
Seller Carry:	\$ 4,209,823
Assumed Debt:	\$ 3,103,038
GP Equity:	\$ 223,657
Paydown of Construction:	\$ (2,478,768)
Equity:	<u>\$ 5,004,169</u>
Total Sources:	\$ 16,061,919

#### Uses of Funds:

Land Acquisition:	\$ 851,100
Building Acquisition:	\$ 7,886,403
Rehabilitation:	\$ 4,122,977
Architectural & Engineering:	\$ 164,048
Legal & Professional:	\$ 110,000
Other Costs:	\$ 2,531,582
Costs of Issuance:	<u>\$ 395,809</u>
Total Uses:	\$ 16,061,919

### Terms of Transaction:

Amount:	\$10,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	October 2017

Public Benefit:

A total of 60 households will continue to be able to enjoy high quality, independent, affordable housing in the City of Sebastopol, California for the next 55 years.

Percent of Restricted Rental Units in the Project: 100%  
38% (23 Units) restricted to 50% or less of area median income households and;  
62% (37 Units) restricted to 60% or less of area median income households.  
Unit Mix: Studio, 2- and 3-bedrooms  
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall APLC
Issuer Counsel:	Jones Hall APLC
Lender Counsel:	TBD
Borrower Counsel:	Erica Williams Orcharton
Financial Advisor:	Community Economics

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$10,000,000 for Gravenstein North Apartments affordable multi-family housing facility located in the City of Sebastopol, Sonoma County, California.

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

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



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## **HAYWARD MANOR HOTEL APARTMENTS SUMMARY AND RECOMMENDATIONS**

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<b>Applicant:</b>	Barker Management Inc.
<b>Action:</b>	Initial Resolution
<b>Amount:</b>	\$80,000,000
<b>Purpose:</b>	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Los Angeles, Los Angeles County, California
<b>Activity:</b>	Affordable Housing
<b>Meeting:</b>	December 9, 2016

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### Background:

Barker Management Inc. ("BMI") was formed in 1972 with the concept of providing quality property management services to the affordable housing market.

BMI began managing federally assisted housing, expanding over the years, to include conventional housing and commercial developments; however, its specialty continues to be the management of affordable housing. There are more programs than ever for affordable housing to utilize for subsidy, and Barker Management Incorporated has stayed abreast of the constant changes. Presently BMI manages properties that include a variety of subsidies from various agencies of programs including United States Department of Housing and Urban Development (HUD), Community, Federal and State Low Income Housing Tax Credits, State Bond Issuers, Federal Home Loan Bank's Affordable Housing program and other state and local funding sources.

Barker Management has developed into a full service firm providing a multitude of services to its clients. Barker Construction and Development Company, a division of BMI, is fully bondable and specializes in major rehabilitation of multifamily developments. Another affiliate of BMI, Valued Housing, focuses on the acquisition, development and presentation of affordable housing developments. As a property management firm, BMI handles not only the daily management of a development, but also provides a variety of services. These services include accounting services, budget analysis, maintenance scheduling, monthly account reports, and BMI actively embraces technology to meet the unique and complex needs of our clients. This allows BMI to manage a development based on its specific needs as opposed to trying to make the development fit a standard management template

### The Project:

The Hayward Manor Hotel Apartments is an acquisition/ rehabilitation of a 527-unit, affordable multi-family housing development. The project was last renovated in 1996 using tax-exempt bonds and proceeds from the syndication of 4% LIHTC. The project's units will all be restricted to households making no more than 60% of Area Median Income except for two units that will be used as manager's units. In order to preserve Hayward Manor Hotel Apartments, critical renovations will need to be addressed. Renovations will be done to improve energy efficiency and to meet sustainability goals and improve building performance. The scope of work will also include upgrades to HVAC equipment. Interior improvements to the unit's kitchens, bathrooms and flooring will also be addressed. The project is located at 206 W. 6<sup>th</sup> Street, Los Angeles, California. This financing will continue to preserve 525 units of affordable housing in the City of Los Angeles for the next 55 years.

The Board of the CMFA first approved this project on October 9, 2015

### The City of Los Angeles:

The City of Los Angeles is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$21,666 as part of the CMFA's sharing of Issuance Fees.

### Proposed Financing:

#### Sources of Funds:

Tax-Exempt Bond:	\$ 75,000,000
Deferred Developer Fee:	\$ 4,800,000
Equity:	<u>\$ 19,475,000</u>
Total Sources:	\$ 99,275,000

#### Uses of Funds:

Land Acquisition:	\$ 14,000,000
Building Acquisition:	\$ 59,000,000
Rehabilitation:	\$ 12,400,000
Architectural & Engineering:	\$ 175,000
Legal & Professional:	\$ 313,000
Capitalized Interest:	\$ 4,830,000
TCAC Fees:	\$ 272,000
Reserves:	\$ 1,240,000
Developer Fee:	\$ 6,000,000
Costs of Issuance:	<u>\$ 1,045,000</u>
Total Uses:	\$ 99,275,000

Terms of Transaction:

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

Public Benefit:

525 families will continue to be able to enjoy high quality, independent, affordable housing in the City of Los Angeles, California.

Percent of Restricted Rental Units in the Project: 100%  
38% (200 Units) restricted to 40% or less of area median income households; and  
62% (325 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:	TBD
Bond Counsel:	Orrick, Herrington & Sutcliffe, LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Bocarsly, Emden, Cowan, Esmail & Arndt LLP
Financial Advisor:	1410 Partners

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$80,000,000 for Hayward Manor Hotel Apartments affordable multi-family housing facility located in the City of Los Angeles, Los Angeles County, California.

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

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



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## **MONTERRA VILLAGE APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant: Eden Housing

Action: Initial Resolution

Amount: \$8,000,000

Purpose: Finance Affordable Rental Housing Facility Located in the City of Gilroy, County of Santa Clara, California

Activity: Affordable Housing

Meeting: December 9, 2016

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### 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 10 Eden Housing projects.



### The Project:

The project will consist of the acquisition/rehabilitation of three existing tax credit projects known as Monterra Village, The Redwoods Apartments, and Wheeler Manor. The three projects will be combined into one scattered-site bond and tax credit project. There will be no permanent displacement associated with these projects. The projects are fully affordable and affordability levels will remain approximately the same. Monterra Village and The Redwoods Apartments are family projects and Wheeler Manor is a senior project.

The Monterra Apartment project is an acquisition/rehabilitation of an existing 34-unit affordable multifamily rental housing facility. This project is located at 860-950 Mantelli Drive, Gilroy, California. Rents will be restricted to households with incomes no greater than 60% of the area median income.

The Redwoods Apartment project is an acquisition/ rehabilitation of an existing 24-unit affordable multifamily rental housing facility. This project is located at 9005 Kern Avenue, Gilroy, California. Rents will be restricted to households with incomes no greater than 60% of the area median income.

The Wheeler Manor Apartment project is an acquisition/rehabilitation of an existing 110-unit (may be expanded to 119 units) affordable senior rental housing facility. This project is located at 651 W. Sixth Street, Gilroy, California. Rents will be restricted to households with incomes no greater than 60% of the area median income.

The Board of the CMFA first approved this project on December 12, 2015. The project has been split into two separate financings.

### The City of Gilroy:

The City of Gilroy is a member of the CMFA and will need to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$4,375 as part of CMFA's sharing of Issuance Fees.

### Proposed Construction Financing:

#### Sources of Funds:

Tax-Exempt Bond:	\$ 7,000,000
New County Loan:	\$ 1,300,000
Existing Soft Loan:	\$ 4,142,152
Seller Take Back:	\$ 1,488,711
Total Sources:	\$ 13,930,863

#### Uses of Funds:

Land & Building Acquisition:	\$ 1,938,286
Rehabilitation:	\$ 5,840,880
Architectural & Engineering:	\$ 937,000
Legal & Professional:	\$ 357,389
Reserves/ COI:	\$ 1,329,549
Construction Loan Interest:	\$ 685,607

Existing Soft Loan:	\$ 1,142,152
Developer Fee:	<u>\$ 1,700,000</u>
Total Uses:	\$ 13,930,863

Terms of Transaction:

Amount:	\$8,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	June 2017

Public Benefit:

A total of 168 households will be able to enjoy high quality, independent, affordable housing in the City of Gilroy. The rehabilitation of these projects will provide affordable living in the City of Gilroy for an additional 55 years.

Percent of Restricted Rental Units in the Project: 100%  
 22% (38 Units) restricted to 30% or less of area median income households; and  
 3% (5 Units) restricted to 35% or less of area median income households; and  
 46% (77 Units) restricted to 50% or less of area median income households; and  
 29% (50 Units) restricted to 60% or less of area median income households  
 Unit Mix: 1, 2, 3 & 4 bedroom units

Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Gubb & Barshay LLP
Financial Advisor:	Community Economics, Inc.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$8,000,000 for the Monterra Village Apartments affordable housing facility located in the City of Gilroy, Santa Clara County, California.

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



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## **REDWOODS & WHEELER APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant: Eden Housing

Action: Initial Resolution

Amount: \$40,000,000

Purpose: Finance Affordable Rental Housing Facilities Located in the City of Gilroy, County of Santa Clara, California

Activity: Affordable Housing

Meeting: December 9, 2016

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### 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 10 Eden Housing Coalition projects.

### The Project:

The project will consist of the acquisition/rehabilitation of three existing tax credit projects known as Monterra Village, The Redwoods Apartments, and Wheeler Manor. The three projects will be combined into one scattered-site bond and tax credit project. There will be no permanent displacement associated with these projects. The projects are fully affordable and affordability levels will remain approximately the same. Monterra Village and The Redwoods Apartments are family projects and Wheeler Manor is a senior project.

The Monterra Apartment project is an acquisition/rehabilitation of an existing 34-unit affordable multifamily rental housing facility. This project is located at 860-950 Mantelli Drive, Gilroy, California. Rents will be restricted to households with incomes no greater than 60% of the area median income.

The Redwoods Apartment project is an acquisition/rehabilitation of an existing 24-unit affordable multifamily rental housing facility. This project is located at 9005 Kern Avenue, Gilroy, California. Rents will be restricted to households with incomes no greater than 60% of the area median income.

The Wheeler Manor Apartment project is an acquisition/rehabilitation of an existing 110-unit (may be expanded to 119 units) affordable senior rental housing facility. This project is located at 651 W. Sixth Street, Gilroy, California. Rents will be restricted to households with incomes no greater than 60% of the area median income.

The Board of the CMFA first approved this project on December 12, 2015. The project has been split into two separate financings.

### The City of Gilroy:

The City of Gilroy is a member of the CMFA and will need to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$15,133 as part of CMFA's sharing of Issuance Fees.

### Proposed Construction Financing:

#### Sources of Funds:

Tax-Exempt Bond:	\$ 35,800,000
New County Loan:	\$ 1,300,000
Existing Soft Loan:	\$ 9,142,152
Seller Take Back:	\$ 1,488,711
Total Sources:	\$ 47,730,863

#### Uses of Funds:

Land & Building Acquisition:	\$ 18,938,286
Rehabilitation:	\$ 12,840,880
Architectural & Engineering:	\$ 937,000
Legal & Professional:	\$ 357,389
Reserves/ COI:	\$ 1,329,549
Construction Loan Interest:	\$ 685,607

Existing Soft Loan:	\$ 10,142,152
Developer Fee:	<u>\$ 2,500,000</u>
Total Uses:	\$ 47,730,863

Terms of Transaction:

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

Public Benefit:

A total of 168 households will be able to enjoy high quality, independent, affordable housing in the City of Gilroy. The rehabilitation of these projects will provide affordable living in the City of Gilroy for an additional 55 years.

Percent of Restricted Rental Units in the Project: 100%  
 22% (38 Units) restricted to 30% or less of area median income households; and  
 3% (5 Units) restricted to 35% or less of area median income households; and  
 46% (77 Units) restricted to 50% or less of area median income households; and  
 29% (50 Units) restricted to 60% or less of area median income households  
 Unit Mix: 1, 2, 3 & 4 bedroom units

Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Gubb & Barshay LLP
Financial Advisor:	Community Economics, Inc.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$40,000,000 for the Redwoods and Wheeler Apartments affordable housing facilities located in the City of Gilroy, Santa Clara County, California.

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



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## **NEWARK STATION SENIORS APARTMENTS SUMMARY AND RECOMMENDATIONS**

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Applicant:	USA Properties
Action:	Final Resolution
Amount:	\$14,750,000
Purpose:	Finance Affordable Senior Rental Housing Facility Located in the City of Newark, Alameda County, California
Activity:	Affordable Housing
Meeting:	December 9, 2016

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### **Background:**

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

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

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

### The Project:

The Newark Station Seniors Apartments is a new construction of a 75-unit affordable senior housing development. The project will consist of a single 4-story building with surface parking. The grounds will include a clubhouse, computer center and laundry facility. The project accommodates senior families with unit sizes of one- and two-bedrooms located at 37433 Willow Street, Newark, CA. The project will include energy efficiency, common area amenities and resident services. This financing will create 75 units of affordable senior housing for the City of Newark for 55 years.

### The City of Newark:

The City of Newark is a member of the CMFA and held a TEFRA hearing on March 24, 2016. Upon closing, the City is expected to receive approximately \$9,220 as part of the CMFA's sharing of Issuance Fees.

### Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 14,500,000	\$ 6,170,000
SHH Project Owner, LLC:	\$ 2,000,000	\$ 4,100,000
LIH Tax Credit Equity:	\$ 1,978,871	\$ 7,776,216
Deferred Developer Fee:	\$ 0	\$ 682,655
Total Sources:	\$ 18,728,871	\$ 18,728,871

Uses of Funds:	
Acquisition/ Land Purchase:	\$ 1
New Construction:	\$ 11,074,378
Survey & Engineering Fees:	\$ 850,000
Construction Interest and Fees:	\$ 481,112
Permanent Financing:	\$ 389,001
Legal Fees:	\$ 125,000
Reserves:	\$ 203,571
Contingency Cost:	\$ 755,018
Local Development Impact Fees:	\$ 1,920,500
Soft Costs, Marketing, etc.*:	\$ 643,921
Developer Costs:	\$ 2,286,369
Total Uses:	\$ 18,728,871

### Terms of Transaction:

Amount:	\$14,750,000
Maturity:	32 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	January 2017

Public Benefit:

A total of 75 seniors will be able to enjoy high quality, independent, affordable housing in the City of Newark, California. Services that will be offered include resident services coordination and on-site programming.

Percent of Restricted Rental Units in the Project: 100%  
20% (15 Units) restricted to 50% or less of area median income households; and  
80% (59 Units) restricted to 60% or less of area median income households  
Unit Mix: One- and two-bedrooms  
Term of Restriction: 55 years

Finance Team:

Lender:	US Bank, N.A.
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Davis Wright Tremaine 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 \$14,750,000 for Newark Apartments affordable multi-family housing facility located in the City of Newark, Alameda 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.





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## **LINFIELD CHRISTIAN SCHOOL SUMMARY AND RECOMMENDATIONS**

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Applicant:	Linfield Christian School
Action:	Final Resolution
Amount:	\$25,000,000
Purpose:	Refinance the Cost of the Acquisition, Construction, Improvement, Renovation and Equipping of Educational Facilities Located in the City of Temecula, County of Riverside, California
Activity:	Private School
Meeting:	December 9, 2016

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### Background:

In 1936, Dr. Mabel Culter, then Dean of Women at the Bible Institute of Los Angeles, saw a need for an elementary and secondary school that would integrate the best components of secular education with the historical and spiritual truths of the Christian faith. Eager to guide and challenge young people in all areas of their development (physical, intellectual, emotional, and spiritual), Dr. Culter began the school in a private home in Los Angeles with only a handful of students.

Linfield Christian School ("LCS"), established in 1936, has serviced the city of Temecula and surrounding Riverside County communities for 44 years and the greater Los Angeles area for 37 years.

Rapid increases in enrollment occurred in the following years and necessitated several relocations of the campus within Los Angeles, and finally in 1968, the Board of Trustees purchased a 105-acre campus in Temecula in order to build the facilities needed to provide the kind of education to which Culter Academy was dedicated. Around the same time, after 29 years of service to the school, Dr. Culter retired, and the school was renamed as The Linfield School.

Today Linfield Christian School is home to a thriving community of dedicated teachers, passionate parents, and 825 remarkable students in Junior-Kindergarten through 12th grade. A rigorous college preparatory curriculum in core subjects and enriching electives well-prepares students for life beyond Linfield. In fact, on average, 97% of graduates go on to college, and Linfield students' SAT/ACT scores are consistently the highest of any school in the area.

### The Project:

The proceeds of the Bonds will be used to (a) refinance certain outstanding indebtedness of the Borrower incurred to finance and refinance the construction, acquisition, installation, renovation, rehabilitation and improvement of real property, facilities, equipment and improvements of the Borrower's educational facilities located on its campus located at 31950 Pauba Road, Temecula, California 92592 (the "Facilities"), located within the territorial limits of the County; and (b) pay certain costs of issuance of the Loan.

### The County of Riverside:

The County of Riverside is a member of the CMFA and has been asked to hold a TEFRA hearing on December 20, 2016. Upon closing, the City is expected to receive approximately \$8,833 as part of the CMFA's sharing of Issuance Fees.

### Proposed Financing:

#### Sources of Funds:

Tax-Exempt Bonds:	\$ 23,000,000
Total Sources:	\$ 23,000,000

#### Uses of Funds:

Taxable Loan Payoff:	\$ 22,700,000
Costs of Issuance:	\$ 300,000
Total Uses:	\$ 23,000,000

### Terms of Transaction:

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

### Public Benefit:

Linfield Christian School provides employment for the surrounding community and promotes community interaction with a staff of dedicated teachers, passionate parents, and 825 remarkable students in Junior-Kindergarten through 12th grade. A rigorous college preparatory curriculum in core subjects and enriching electives well-prepares students for life beyond Linfield. In fact, on average, 97% of graduates go on to college, and Linfield students' SAT/ACT scores are consistently the highest of any school in the area. The Fine Arts program has produced hundreds of theatrical productions, films, concerts, and works of art, and LCS students are boldly living out their faith by serving in the community and around the world.

Finance Team:

Lender:	Umpqua Bank
Bond Counsel:	Ice Miller LLP
Issuer Counsel:	Jones Hall APLC
Lender Counsel:	Nixon Peabody LLP
Borrower Counsel:	Spaulding McCullough & Tansil LLP
Financial Advisor:	Western Solutions, Inc.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$25,000,000 for Linfield Christian School located in the City of Temecula, County of Riverside, California.



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## **ANTELOPE VALLEY-EAST KERN WATER AGENCY SUMMARY AND RECOMMENDATIONS**

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**Applicant:** Antelope Valley-East Kern Water Agency

**Action:** Approve JPA Creation & Membership

**Amount:** \$15,600,000

**Purpose:** To Execute a Joint Exercise of Powers Agreement to create the Antelope Valley-East Kern Water Financing Authority

**Activity:** Forming a JPA

**Meeting:** December 9, 2016

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### **Background:**

The Antelope Valley-East Kern Water Agency (AVEK) was previously known as Antelope Valley-Feather River Association and was formed in 1953 to encourage importation of water from the Feather River in northern California. AVEK was granted its charter as a regional water agency by the State Legislature in 1959. In 1962, the AVEK Board of Directors signed a water supply contract with the state to assure delivery of imported water to supplement Antelope Valley groundwater supplies. AVEK covers a land area of nearly 2,400 square miles. In addition to northern Los Angeles and eastern Kern Counties, the Agency's boundaries include a small portion of Ventura County. AVEK has the third largest water entitlement of 29 SWP water agencies in California. Only the Metropolitan Water District and the Kern County Water Agency are larger. When State Water Project facilities are finally completely built, the contract between the Department of Water Resources and AVEK will allow the water agency to take its annual maximum entitlement of 144,844 acre feet of imported water.

### **Project:**

Acquisition and construction of four photovoltaic energy systems located at Agency offices, Westside Banking Facility (Wells 19 and 5) and Eastside Banking Facility.

#### Liability Issues for CMFA:

By approving this transaction, CMFA will become a member of the new JPA, but will have no role in the proposed bond transaction. CMFA has no liability of any kind for the obligations of the new JPA. CMFA will have no ongoing responsibilities for the administration or operation of the new JPA or maintenance of the bonds. CMFA counsel fees, as well as a transaction fee, will be paid from proceeds of the bond financing. As mentioned above, the Joint Exercise of Powers Agreement for the new JPA provides that the new JPA will not issue bonds without the prior written approval of the CMFA, which will not be unreasonably withheld or delayed. The Resolution approving the new JPA Agreement also approves the first bond issues of the new JPA.

The firm of James Anderson Law Firm will serve as bond counsel for the transaction and is representing AVEK in the formation of the new JPA.

#### Terms of Transaction:

Amount:	\$15,600,000
Estimated Closing:	January 2017

#### Public Benefit:

Energy generation and reduction of Agency power costs.

#### Finance Team:

Borrower:	Antelope Valley-East Kern Water Agency
Lender:	Wells Fargo
Bond Counsel:	James Anderson Law Firm
CMFA Counsel:	Jones Hall, APLC
Borrowers Counsel:	Brunick, McElhaney & Kennedy, PLC

#### Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve the execution and delivery of a Joint Exercise of Powers Agreement by the California Municipal Finance Authority and the Antelope Valley-East Kern Water Agency.



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## **ADDITIONAL MEMBERS OF THE AUTHORITY**

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Subject: Additional Members of the Authority

Meeting: December 9, 2016

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Background:

Per Section 12 of the Joint Exercise of Powers Agreement relating to the California Municipal Finance Authority, titled "Additional Members/Withdrawal of Members."

Qualifying public agencies may be added as parties to this Agreement and become Members upon: (1) the filing by such public agency with the Authority of an executed counterpart of this Agreement, together with a copy of the resolution of the governing body of such public agency approving this Agreement and the execution and delivery hereof; and (2) adoption of a resolution of the Board approving the addition of such public agency as a Member. Upon satisfaction of such conditions, the Board shall file such executed counterpart of this Agreement as an amendment hereto, effective upon such filing.

The following entities are awaiting the adoption of a resolution of the CMFA Board of Directors approving the addition of such public agency as a Member: cities of Coalinga, Firebaugh, Fowler, Orange Cove, Reedley, Sanger, Delano, McFarland, Taft, Hanford, La Mesa, Dinuba, Lynwood, Lemoore, Yucca Valley, Stanton, Madera, San Bernardino, Palm Desert, Walnut, Indian Wells, Corcoran and Oceanside.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors adopt a Resolution evidencing its approval of additional Members of the Authority.



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## INFORMATIONAL ITEMS FOR THE CMFA SUMMARY AND RECOMMENDATIONS

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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

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## **PROCEDURAL ITEMS FOR THE CFSC SUMMARY AND RECOMMENDATIONS**

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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).

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## CHARITABLE GRANT GUIDELINES

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Recipient: Board Members of the California Foundation for Stronger Communities

Purpose: To Provide an Outline of Charitable Grant Guidelines

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### **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.

<b>Name</b>	<b>Nominated</b>	<b>Page #</b>
Betty Kwan Chinn Homeless Foundation	12/09/2016	1
Creative Identity	12/09/2016	2
Exceptional Parents Unlimited Inc.	12/09/2016	4
Family Builders Foster Care, Inc.	12/09/2016	5
Fresno Fire Chief's Foundation	12/09/2016	6
Hmong Cultural Center of Butte County	12/09/2016	7
Homeless Services Center	12/09/2016	8
Jack's Helping Hand, Inc.	12/09/2016	10
Karing 4 Kids Foster Family Agency, Inc.	12/09/2016	11
Lassen Family Services, Inc.	12/09/2016	12
Loaves Fishes & Computers, Inc.	12/09/2016	13
Madera County Food Bank	12/09/2016	14
Make Someone Happy	12/09/2016	15
Meals on Wheels of Lompoc California	12/09/2016	16
North County Rape Crisis and Child Protection Center, Inc.	12/09/2016	17
Olive Crest	12/09/2016	18
Open Line Group Home	12/09/2016	19
Opportunity for Independence	12/09/2016	20
Siskiyow Domestic Violence & Crisis Center	12/09/2016	21
Trinity County Food Assistance Program	12/09/2016	24
The Gary Center	11/18/2016	23
Elder Help of San Diego, Inc.	10/28/2016	3
South Bay Community Services, Chula Vista Promise Neighborhood Proj	03/18/2016	22
Independent Cities Association, Inc	02/05/2016	9

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Creative Identity	12/9/2016	2
Elder Help of San Diego, Inc.	10/28/2016	3
Exceptional Parents Unlimited Inc.	12/9/2016	4
Family Builders Foster Care, Inc.	12/9/2016	5
Fresno Fire Chief's Foundation	12/9/2016	6
Hmong Cultural Center of Butte County	12/9/2016	7
Homeless Services Center	12/9/2016	8
Independent Cities Association, Inc	2/5/2016	9
Jack's Helping Hand, Inc.	12/9/2016	10
Karing 4 Kids Foster Family Agency, Inc.	12/9/2016	11
Lassen Family Services, Inc.	12/9/2016	12
Loaves Fishes & Computers, Inc.	12/9/2016	13
Madera County Food Bank	12/9/2016	14
Make Someone Happy	12/9/2016	15
Meals on Wheels of Lompoc California	12/9/2016	16
North County Rape Crisis and Child Protection Center, Inc.	12/9/2016	17
Olive Crest	12/9/2016	18
Open Line Group Home	12/9/2016	19
Opportunity for Independence	12/9/2016	20
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South Bay Community Services, Chula Vista Promise Neighborhood	3/18/2016	22
The Gary Center	11/18/2016	23
Trinity County Food Assistance Program	12/9/2016	24

Betty Kwan Chinn Homeless Foundation  
PO Box 736  
Eureka , CA 95502 County Humboldt  
bettychinn.org  
FEIN 46-1413135 Founded: 2013

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

**Mission:**  
To care for the homeless at the city-owned parking lot near the Humboldt County Health & Human Services’ Social Services Office. There, twice a day, seven days a week and nearly 365 days a year, Betty serves a meal and a hot cup of coffee to hundreds of people. Some are homeless. Some aren’t. But, like so many, at the end of the month, they find their pockets empty and their cupboards bare. Betty’s mission also extends far beyond food as she gives out shoes, clothes, blankets, hygiene products, phone cards and generally whatever is needed. When it gets frosty cold at night, she makes extra trips, driving down to where she knows people are sleeping outside to let them sit in her car while she blasts the heater. When it’s raining, she makes extra rounds to give out ponchos and dry socks. For some school children, every day begins with a ride from Betty, first to shower and then to school.

**Impact:**  
A donation would assist the organization in the furtherance of their mission

<b>Financial Information:</b> IRS Form 990-EZ for FY 2015			
Revenues:	Amount	%	Notes
Government/Earned Contributions	373,234	100.0%	
Other			
Total Revenue:	<u>\$373,234</u>	<u>100.0%</u>	
Expenses:			
Program	\$270,426	100.0%	
Administration			
Fund Raising			

Total Expenses:	<u>\$270,426</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>\$102,808</u>	
Net Assets:	<u>\$163,194</u>	

BOD: Dan Pricer; Karen Varner; David W. Tyson; Betty Kwan Chinn; Kurt Kramer; Justin Zabel;  
Paul Galiegeos; Dr. Rollin Richmon

Creative Identity

2580 W. Orange Ave.

Anaheim , CA 92804 County Orange

www.creativeidentity-oc.org

FEIN 33-0684800 Founded: 1997

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

**Mission:**

Our mission is to improve the lives and societal perceptions of adults with intellectual and developmental disabilities by providing therapeutic and educational interventions that cultivate personal and social responsibilities, pre-vocational skills, independence, and creative potentials. We envision a supportive and integrated community where individuals with developmental disabilities are valued and accepted as creative and contributing members of society.

Individualized and client-centered services - We recognize that each individual is unique. We tailor our services and use a client-centered approach to ensure that the unique needs of our students are met. We are an organization that welcomes, embraces, and values diversity amongst our instructors, volunteers, students, and their families.

**Impact:**

A donation would assist them to continue. They have had a series of robberies that could put them out of existenance.

**Financial Information:** IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned	\$446,489	84.7%	32807
Contributions	80,914	15.3%	
Other			
Total Revenue:	<u>\$527,403</u>	<u>100.0%</u>	
Expenses:			
Program	\$347,743	67.3%	
Administration	169,041	32.7%	
Fund Raising			

Total Expenses:	<u>\$516,784</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>\$10,619</u>	
Net Assets:	<u>\$60,961</u>	

BOD: Samantha McGee (Secretary), Kathy Haze, Scott Kasper, Thomas Burns, Ed Washington, Paul Evans, Jim Rogers (Treasurer), Barbara Napper, Cynthia Smith (Program Director), George Gilliam (President/Executive Director), Silvia Estabrook (Vice President), and Gayle Pierce, Carol Stone and Tara Crapnell.



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	<u>9,556</u>	<u>0.9%</u>	
Total Revenue:	<u>\$1,062,087</u>	<u>100.0%</u>	
Expenses:			
Program	\$705,518	75.8%	
Administration	103,100	11.1%	
Fund Raising	<u>121,956</u>	<u>13.1%</u>	

Total Expenses:	<u>\$930,574</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>\$131,513</u>	
Net Assets:	<u>\$843,488</u>	
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	

Exceptional Parents Unlimited Inc.  
4440 North First Street  
Fresno , CA 93726 County Fresno  
www.epuchildren.org

FEIN 77-0263702 Founded: 1976

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

**Mission:**

When families have a child born with a disability, born prematurely, face chronic illnesses or are struggling with family distress they come to EPU Children’s Center to receive the highest quality services, education and compassionate support.  
Over 800 children and family members receive services every week; 125 of them in their own homes.  
EPU was started in 1976 as a small support group for parents. 35 years later EPU has grown to a staff of more than 100 therapists and early childhood specialists to meet the critical needs of children and families in our community.  
At the EPU Children’s Center we teach our families and model for the community respect and acceptance for all children. By keeping children healthy and families strong we help them prepare for a future that is rich and fulfilling.

**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	\$6,027,783	93.4%	
Contributions	405,044	6.3%	
Other	<u>23,748</u>	<u>0.4%</u>	
Total Revenue:	<u>\$6,456,575</u>	<u>100.0%</u>	
Expenses:			
Program	\$5,615,715	86.3%	
Administration	808,734	12.4%	
Fund Raising	<u>85,903</u>	<u>1.3%</u>	

Total Expenses:	<u>\$6,510,352</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$53,777)</u>	
Net Assets:	<u>\$1,952,679</u>	
BOD:	Tom Dominico; Trisha Cooper; Tony Valtierra; Cassandra Joubert; Jane H. Willson; Michelle Wilkins; Stephanie Thomas; William Chaltraw, Jr.; Tracy Gong; Lawrence Cardoso	

Family Builders Foster Care, Inc.  
6500 S. Mooney Blvd, Unit B  
Visalia , CA 93277 County Tulare  
www.familybuildersfostercare.org

FEIN 91-2153497 Founded: 2001

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

**Mission:**

It is the vision of Family Builders to be recognized by our clients as the San Joaquin Valley's best provider of first class therapeutic case management services for foster children. Our goals include providing safe, secure and stable foster homes as well as ensuring that individual needs and positive environments are met for each child placed with Family Builders. Foster parent training, professional support and financial compensation for meeting the child's needs are provided.

Special Programs: 1. Wrap Program. 2. Intensive Treatment Foster Care. (ITFC) 3. Therapeutic Behavioral Services (TBS) 4. Tutoring. 5. Training for Foster Parents.

**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	\$3,852,349	99.6%	
Contributions	16,162	0.4%	
Other			
Total Revenue:	<u>\$3,868,511</u>	<u>100.0%</u>	
Expenses:			
Program	\$2,838,378	74.7%	
Administration	960,535	25.3%	
Fund Raising			

Total Expenses:	<u>\$3,798,913</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>\$69,598</u>	
Net Assets:	<u>(\$105,491)</u>	
BOD: Ramona Chadwell; Shirley Van Wormer; Gary Waller; Larry Andersen; Genice Price		

Fresno Fire Chief's Foundation

PO Box 107

Fresno , CA93721CountyFresno

beafirehero.org

FEIN77-0638329Founded: 2004

Previous Donation: ☐ Yes ☒ No

List Date12/9/2016

**Mission:**

Assist those adversely impacted by fire, or other tragedy, injury or other misfortune and to provide programs to assist in prevention of such matters.

Our media campaign works to produce and air public service announcements in local media and theaters to heighten community awareness on a variety of life safety issues, such as Water Safety, Drunk Driving, Holiday Safety, Smoke Alarms, and Fireworks Safety.

**Impact:**

A donation would assist the organization in its ongoing program

<b>Financial Information:</b>		IRS Form 990-EZ for FY 2014		
Revenues:	Amount	%	Notes	
Government/Earned Contributions	51,024	100.0%		
Other				
Total Revenue:	<u>\$51,024</u>	<u>100.0%</u>		
Expenses:				
Program	\$38,972	100.0%		
Administration				
Fund Raising				

Total Expenses:	<u>\$38,972</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>\$12,052</u>	
Net Assets:	<u>\$69,348</u>	
BOD:	Kerri L. Donis; Hector Vasquez; Horacio Lugo Jr.; Shannon Koontz-Monis; Greg Donato; JD Heberger; Curt Johnson; Agnes Saghatelian; Ryan Ivanoff; Mark Dragoo; Glenn Hoffman; Susan Moore-Ellison; Raul Reyna	



Hmong Cultural Center of Butte County

PO Box 2134

Oroville , CA 95965 County Butte

www.hmongculturalcenter.net

FEIN 68-0463738 Founded: 2001

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

**Mission:**

The mission of Hmong Cultural Center of Butte County (HCCBC) is to improve the lives of individuals and families through culturally sensitive education, advocacy, support, and services. HCCBC strives to preserve essential Hmong beliefs and restore acceptable cultural practices and values. HCCBC provides resources, community based family support and empowerment through the promotion of health, education, cultural integration, and social services to strengthen Hmong families and communities throughout Butte County.

It is the center’s firm belief that education and cross-cultural awareness can bring desirable outcomes to the community.

Programs and services are open to the general public.

**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	\$304,647	99.6%	
Contributions	905	0.3%	
Other	<u>223</u>	<u>0.1%</u>	
Total Revenue:	<u>\$305,775</u>	<u>100.0%</u>	
Expenses:			
Program	\$286,560	85.9%	
Administration	34,668	10.4%	
Fund Raising	<u>12,466</u>	<u>3.7%</u>	

Total Expenses:	<u>\$333,694</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$27,919)</u>	
Net Assets:	<u>\$130,770</u>	
BOD: Chucka Her; Beck L. Her; Kris M. Thao; Kong K. Moua; Kham Vang		

Homeless Services Center  
115B Coral St.  
Santa Cruz , CA 95060 County Santa Cruz  
www.santacruzshsc.org

FEIN 77-0126783 Founded: 1986

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

**Mission:**  
Homeless Services Center partners with individuals and families to create pathways out of their homelessness into permanent housing.  
  
Homeless Services Center has three main program areas designed to complement each other and to result in permanent housing for the people it serves. Our programs include  
  
Transitional Shelters  
Permanent Housing Programs  
Income and Employment support

**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	\$2,363,057	63.5%	
Contributions	1,260,916	33.9%	
Other	<u>99,887</u>	<u>2.7%</u>	
Total Revenue:	<u>\$3,723,860</u>	<u>100.0%</u>	
Expenses:			
Program	\$3,068,092	89.7%	
Administration	315,088	9.2%	
Fund Raising	<u>37,868</u>	<u>1.1%</u>	

Total Expenses:	<u>\$3,421,048</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>\$302,812</u>	
Net Assets:	<u>\$5,976,333</u>	
BOD:	Sally A. Williams; Maggie McKay; Theresa Silveira; Sibley Simon; Kathenne Beiers; Claudia Brown; Fran Guerrero; Jim King; Sharon King; Wendy Aman; John Dietz; Dr. Ron Fisher; Robin Stevens; Rowland Rebele; Marsha Shanle; Mark Trabing; Colin Herrick	

Independent Cities Association, Inc

1601 N. Sepulveda Blvd No 744

Manhattan Beach , CA 90266 County Los Angeles

www.icacities.org

FEIN 95-3891400 Founded: 1961

Previous Donation: ☐ Yes ☒ No List Date 2/5/2016

**Mission:**

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

**Impact:**

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

**Financial Information:** IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned Contributions	\$396,050	99.9%	Their Income is from Registration, Membership, Sponsorships, and Commissions
Other	<u>298</u>	<u>0.1%</u>	
Total Revenue:	<u>\$396,348</u>	<u>100.0%</u>	
Expenses:			
Program	\$343,964	87.3%	
Administration	50,198	12.7%	
Fund Raising			

Total Expenses:	<u>\$394,162</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>\$2,186</u>	
Net Assets:	<u>\$173,116</u>	

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

Jack's Helping Hand, Inc.

PO Box 14718

San Luis Obispo , CA 93406 County San Luis Obispo

www.jackshelpinghand.org

FEIN 20-4731313 Founded: 2006

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

**Mission:**

Jack's Helping Hand was founded by Paul and Bridget Ready in memory of their son Jack, whose three-year struggle with a rare form of brain cancer ended in 2004.

Like all children, Jack played games, interacted with others, learned how to communicate, eat and behave. But Jack needed special assistance to do those things.

During the course of Jack's treatments, the Readys realized that many families of children with disabilities require assistance to meet their children's special needs. Jack's Helping Hand was created to assist children in the community with cancer and special needs who have unmet physical, mental and medical needs.

**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	507,988	96.0%	
Other	<u>21,194</u>	<u>4.0%</u>	
Total Revenue:	<u>\$529,182</u>	<u>100.0%</u>	
Expenses:			
Program	\$253,031	84.2%	
Administration	44,031	14.7%	
Fund Raising	<u>3,276</u>	<u>1.1%</u>	

Total Expenses:	<u>\$300,338</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>\$228,844</u>	
Net Assets:	<u>\$2,964,214</u>	
BOD:	Leslie Crawford; Beverly Maguire; Fran Tognazzini; Steven Hollister; Chris Hulburd; Russ Lovell; Adam Verdin	



Karing 4 Kids Foster Family Agency, Inc.  
113 Court St., Suite 210  
Hanford , CA 93230 County Kings  
WWW.KARING4KIDSFFA.ORG

FEIN 55-0910227 Founded: 2006

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

**Mission:**

Karing 4 Kids is a non-profit foster family agency (FFA) that serves the needs of children who have been removed from their homes due to possible abuse and neglect. Our goal is to provide a safe, structured, nurturing and therapeutic foster home for at risk children from ages 0 to 18. We believe that given a nurturing, structured environment, all children will thrive and grow to be productive and responsible adults. Karing 4 Kids works at effectively matching children with foster family homes that best suit their emotional and physical needs. Karing 4 Kids provides reliable emergency and long-term placement and supervision.

**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	\$3,472,736	100.0%	They additionally have an office in Fresno
Other			
Total Revenue:	<u>\$3,472,736</u>	<u>100.0%</u>	
Expenses:			
Program	\$2,482,331	76.9%	
Administration	747,474	23.1%	
Fund Raising			

Total Expenses:	<u>\$3,229,805</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>\$242,931</u>	
Net Assets:	<u>\$390,261</u>	
BOD:	Lan Bui; Rachel Aguilar; Elvira Perez; Kaomee Vang; Richard Douglas	

Lassen Family Services, Inc.  
1306 Riveerside Drive, PO Box 710  
Susanville , CA 96130 County Lassen  
lassenfamilyservices.org

FEIN 94-2691072 Founded: 1988

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

**Mission:**

Lassen Family Services, Inc. is committed to ending abuse in our community through Prevention, Healing, Advocacy, Safety and Education, compassionate intervention, and effective partnerships with local community and social service agencies that will support the victim's journey to empowerment.

To end domestic violence, sexual assault, and child and elderly abuse The most significant activities include domestic violence counseling and intervention, child abuse treatment, and sexual assault rape crisis counseling

**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	\$755,643	65.6%	
Contributions	396,568	34.4%	
Other	<u>65</u>	<u>0.0%</u>	
Total Revenue:	<u>\$1,152,276</u>	<u>100.0%</u>	
Expenses:			
Program	\$1,048,612	91.9%	
Administration	68,458	6.0%	
Fund Raising	<u>23,606</u>	<u>2.1%</u>	

Total Expenses:	<u>\$1,140,676</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>\$11,600</u>	
Net Assets:	<u>\$450,616</u>	
BOD: Linda McAndrews; Erik Beck; Penny Artz; Gary Bridges; Christine Deforest		

Loaves Fishes & Computers, Inc.  
938 S. Main Street  
Salinas , CA 93901 County Monterey  
www.loavesfishescomputers.org

FEIN 27-0187805 Founded: 2008

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

**Mission:**

Loaves, Fishes and Computers' (LFC) mission is to help overcome the digital and economic divides by providing low-cost or no-cost computer systems, technology assistance and computer repair to low-income families, seniors, veterans, people with disabilities, and non-profit organizations, while providing volunteers a place to learn, share & grow in the field of Computer Science & Information Technology. We take donated computer equipment, train volunteers to refurbish computers and provide these low-cost, complete computer systems to in-need residents of Monterey, San Benito, and Santa Cruz counties.  
Our hope is to keep seniors, students, and the disabled connected to the resources, opportunities, and community through technology. We believe that by providing a low-income family or individual with a ready-to-use computer can help them achieve their goals of job searching, career advancement, education, or life improvement

**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 Contributions	152,322	100.0%	
Other			
Total Revenue:	<u>\$152,322</u>	<u>100.0%</u>	
Expenses:			
Program	\$150,269	100.0%	
Administration			
Fund Raising			

Total Expenses:	<u>\$150,269</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>\$2,053</u>	
Net Assets:	<u>\$40,714</u>	
BOD:	Arlene Krebs; Dan Dau; Michael Castro; David Duty; Stephen T. Lieberman; Dr. Chip Lenno	

Madera County Food Bank  
225 S. Pine St., Suite 102  
Madera , CA 93637 County Madera  
maderafoodbank.com

FEIN 77-0513488 Founded: 1999

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

**Mission:**

The Madera County Food Bank has been serving the food needy of Madera County since 1999. Since then we have partnered up with many county agencies that have helped grow the Food Bank into what it is today. We are currently running five different programs that are thriving to fulfill the needs of our communities. With the help of all sixteen of our EFAP distribution sites and twenty Senior Brown Bag sites we are able to get the food out to all those families in need. The Madera County Food Bank services all of the city of Madera, Chowchilla, Fairmead and all of our mountain areas that include Raymond, Coasegold, Oakhurst and North Fork. The Madera County Food Bank relies heavily on our dedicated volunteers to help put all the boxes and bags together for the families and senior citizens of our county. We would like to thank our local merchants for all of their support and donations over the years that helped us provide for the needs of our communities.

**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	\$148,849	47.0%	
Contributions	167,606	53.0%	
Other			
Total Revenue:	<u>\$316,455</u>	<u>100.0%</u>	
Expenses:			
Program	\$255,771	79.1%	
Administration	67,747	20.9%	
Fund Raising			

Total Expenses:	<u>\$323,518</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$7,063)</u>	
Net Assets:	<u>\$142,840</u>	
BOD:	Kevin Schwin; Mary Diebert; Martin Jones; Susan Whitaker; David Votaw; Wanda Beck; Victor Montes	



Make Someone Happy  
2862 St. Bonaventure Drive  
Merced , CA 95348 County Merced  
www.makesomeonehappy.us

FEIN 61-1708161 Founded: 2013

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

**Mission:**

The mission of Make Someone Happy is to establish mechanisms and systems to connect our lower income and underserved community members with the resources that they require not only to survive but to thrive.

WHOM WE SERVE

Seniors who are often isolated, without transportation  
Families with no affordable access to healthy and nutritious food  
Foster youth who often have few adult mentors or role models

**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	186,586	90.6%	
Other	<u>19,414</u>	<u>9.4%</u>	
Total Revenue:	<u>\$206,000</u>	<u>100.0%</u>	
Expenses:			
Program	\$166,457	94.7%	
Administration	9,252	5.3%	
Fund Raising			

Total Expenses:	<u>\$175,709</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>\$30,291</u>	
Net Assets:	<u>\$31,781</u>	
BOD:	Don Bergman; Margo Souza; Nancy Young-Bergman; Judith Hartman; Henrik Jul Hansen; Iantha Thompson; Marvin Heppner; Bao Her; Christie Hendricks	

Meals on Wheels of Lompoc California

PO Box 531

Lompoc , CA 93438 County Santa Barbara

No Website

FEIN 23-7202249 Founded: 1973

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

Mission:

Coordinates the delivery of meals to seniors and those in need in the Lompoc California Area. Meals, including special diet meals, are ordered and purchased by LMOW Staff, prepared by the local hospital, and delivered to area seniors and others through the volunteer efforts of kitchen coordinators and drives. 6,348 meals were purchased and delivered to seniors and the other in the fiscal year ended June 30, 2014

Impact:

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

Financial Information: IRS Form 990EZ for FY 2015

Revenues:	Amount	%	Notes
Government/Earned Contributions	11,295	100.0%	
Other			
Total Revenue:	<u>\$11,295</u>	<u>100.0%</u>	
Expenses:			
Program	\$13,593	100.0%	
Administration			
Fund Raising			

Total Expenses:	<u>\$13,593</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$2,298)</u>	
Net Assets:	<u>\$29,331</u>	
BOD:	Ruth F. Schuyley; Lola M. Day; Carol Ann Johnson; Terrance G. Wallace; Kathleen Kaplan; Jacqueline Toler; Norma Chierichetti	

North County Rape Crisis and Child Protection Center, Inc.

511 E. Ocean Ave

Lompoc , CA      93436      County      Santa Barbara

www.sbcountyrapecrisis.org

FEIN      95-2994637      Founded:      1974

Previous Donation:    ☐ Yes    ☒ No      List Date      12/9/2016

**Mission:**

The purpose of the North County Rape Crisis and Child Protection Center is to reduce the incidence of and vulnerability to sexual assault and child abuse by providing education and prevention skills to community children and adults and to alleviate the trauma experienced by survivors of these crimes by providing direct services.

**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	\$329,154	59.8%	
Contributions	220,306	40.0%	
Other	<u>1,226</u>	<u>0.2%</u>	
Total Revenue:	<u>\$550,686</u>	<u>100.0%</u>	
Expenses:			
Program	\$455,759	88.0%	
Administration	62,150	12.0%	
Fund Raising			

Total Expenses:	<u>\$517,909</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>\$32,777</u>	
Net Assets:	<u>\$633,427</u>	
BOD: Barbara Lefebvre; Pat Ford; Muriel Jones; Linda Cordero; Dave Desmond; Delores Martini; Juanita Nichols; Larry Ralston		

Olive Crest

2130 E. Fourth Street, Suite 200

Santa Ana , CA 92705 County Orange

www.olivecrest.org

FEIN95-2877102Founded: 1978

Previous Donation: ☒ Yes ☐ No20,00010/9/2015List Date12/9/2016

**Mission:**

Olive Crest is dedicated to Preventing child abuse, to Treating and Educating at-risk children and to Preserving the family... "One Life at a Time."®

The organization has over 1,000 permanent adoptions since their program started and has a Christmas drive every year to provide gifts and parties for the children in their care.

At-risk children come from extremely volatile environments. Many have been deprived of basic physical and emotional needs, and haven't been able to mature in a well-balanced way. When surrounded with positive relationships, nurturing, and acceptance these children begin to thrive.

**Impact:**

A donation would go to their Christmas drive to provide presents and parties for the children in their care. This donation would be restricted to the Los Angeles Region

**Financial Information:** IRS Form 990 for FY 2015

Revenues:	Amount	%	Notes
Government/Earned	\$31,461,666	83.9%	
Contributions	5,572,415	14.9%	
Other	<u>442,623</u>	<u>1.2%</u>	
Total Revenue:	<u>\$37,476,704</u>	<u>100.0%</u>	
Expenses:			
Program	\$30,444,684	81.1%	
Administration	4,580,533	12.2%	
Fund Raising	<u>2,510,158</u>	<u>6.7%</u>	

Total Expenses:	<u>\$37,535,375</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$58,671)</u>	
Net Assets:	<u>\$11,913,221</u>	
BOD: James Woodside; Tim Myers; Dayna A. DeVito-Fleck; Maurice Sanchez; Lori Harrison; Pike Lambeth; Daniel Schlothman; Tom Ziegler		



Open Line Group Home  
PO Box 992197  
Redding , CA 96099 County Shasta  
olgh.org

FEIN 68-0217433 Founded: 1988

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

**Mission:**

It is the purpose of Open Line to restore the entire child and provide a sense of hope for all of those we touch, including their families. These families, through past experiences, have become fragmented and overwhelmed with their circumstances. Often times, they are desperate to receive services that will restore the entire family unit. Therefore, it is our mission to purposefully restore the entire family, thereby providing a safe and stable family system. Open Line seeks to meet the needs of the whole child: emotionally, physically, and spiritually.

Open Line receives placements from the greater Northern California counties typically from the South Bay Area & north to the Oregon border.

**Impact:**

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

**Financial Information:** IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned	\$2,058,429	100.0%	
Contributions			
Other			
Total Revenue:	<u>\$2,058,429</u>	<u>100.0%</u>	
Expenses:			
Program	\$1,779,006	83.5%	
Administration	350,894	16.5%	
Fund Raising			

Total Expenses:	<u>\$2,129,900</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$71,471)</u>	
Net Assets:	<u>\$71,917</u>	
BOD: Cathy Ferrell; Greg Donnell;George Sanford; Deshemo Gilmore; David Darrah		

Opportunity for Independence  
20 H Street  
San Rafael , CA 94901 County Marin

<https://www.facebook.com/Opportunity-for-Independence-147566071955448/>

FEIN 68-0256574 Founded: 1996

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

**Mission:**  
Opportunity for Independence is dedicated to enriching the lives of adults with developmental disabilities by partnering with them to make informed choices, lead full and independent lives, become the people they wish to become, and do the things they wish to do.

MAIN PROGRAMS  
  
NOVA: New Opportunities for Vocational Advancement  
STEP: Supported Training for Employment Placement  
LAAP: Lincoln Avenue Apartment Program  
SLS: Supported Living Services  
Speak Out!

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

**Financial Information:** IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned	\$2,718,795	98.8%	
Contributions	19,839	0.7%	
Other	<u>14,105</u>	<u>0.5%</u>	
Total Revenue:	<u>\$2,752,739</u>	<u>100.0%</u>	
Expenses:			
Program	\$2,539,235	87.7%	
Administration	337,198	11.6%	
Fund Raising	<u>18,765</u>	<u>0.6%</u>	

Total Expenses:	<u>\$2,895,198</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$142,459)</u>	
Net Assets:	<u>\$856,025</u>	
BOD: John Sedlander; Evelyn Lee; Lisa Galligan; Laura Briggin; Suzanne Humphrey		

Siskiyou Domestic Violence & Crisis Center

118 Ranch Lane, PO Box 688

Yreka , CA 96097 County Siskiyou

www.sdvcc.org

FEIN 68-0025514 Founded: 1985

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

**Mission:**

Siskiyou Domestic Violence & Crisis Center is dedicated to facilitating a healthy recovery process for all domestic violence and sexual assault survivors and to reducing the occurrences of these crimes through community awareness and prevention projects.

The mission of Siskiyou Domestic Violence & Crisis Center is to assist victims in becoming survivors by providing advocacy and support services while empowering them during this transitional period. It is also the goal of SDV&CC to influence public policy and attitudes towards these crimes.

**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	\$594,796	88.6%	
Contributions	76,499	11.4%	
Other	<u>131</u>	<u>0.0%</u>	
Total Revenue:	<u>\$671,426</u>	<u>100.0%</u>	
Expenses:			
Program	\$601,510	91.1%	
Administration	58,530	8.9%	
Fund Raising			

Total Expenses:	<u>\$660,040</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>\$11,386</u>	
Net Assets:	<u>\$460,314</u>	
BOD: Lori Keyser-Boswell; Ted Bastian; Rita Haas; Yvette A. Rooker; Linda Skillen		

South Bay Community Services, Chula Vista Promise Neighborhood Program

430 F. Street

Chula Vista , CA 91910 County San Diego

www.cvpromise.org and www.southbaycommunityservices.org

FEIN

Founded: 1971

Previous Donation: ☐ Yes ☒ No

List Date 3/18/2016

**Mission:**

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

**Impact:**

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

**Financial Information:** IRS Form 990 for FY 2014 South Bay

Revenues:	Amount	%	Notes
Government/Earned	\$23,324,540	93.6%	
Contributions	1,168,011	4.7%	
Other	<u>418,558</u>	<u>1.7%</u>	
Total Revenue:	<u>\$24,911,109</u>	<u>100.0%</u>	
Expenses:			
Program	\$21,832,981	88.4%	
Administration	2,787,794	11.3%	
Fund Raising	<u>82,724</u>	<u>0.3%</u>	

Total Expenses:	<u>\$24,703,499</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>\$207,610</u>	
Net Assets:	<u>\$538,254</u>	
BOD: Charles Moore; Maria Mora; Dave Rowlands; Anthony Perez; Fran Muncey; Sue Belmonte; Adolfo Gonzales; Ceanne Guerra; Diane Rose; John Nelson; Nancy Kerwin		



The Gary Center  
341 S. Hillcrest Street  
La Habra , CA 90631 County Orange  
www.garycenter.org

FEIN 95-2752846 Founded: 1973

Previous Donation: ☒ Yes ☐ No 10,000 8/8/2014 List Date 11/18/2016

**Mission:**

Initially opened as a walk-in drug counseling center, The Gary Center continues to respond to community request by offering a variety of programs designed to serve the behavioral and oral health needs of Orange County and the surrounding area. All programs encompass education to help build healthy families and a stronger community. This year we proudly celebrate 42 years of service in meeting those needs.

The Gary Center’s goal is to provide quality, affordable community-based services to families and individuals. The primary emphasis is on child well-being, educating and supporting the entire family, and fostering a healthy community.

**Impact:**

A donation would assist in continuing their mission

**Financial Information:** IRS Form 990 for FY 2015

Revenues:	Amount	%	Notes
Government/Earned	\$1,059,781	87.3%	
Contributions	146,775	12.1%	
Other	<u>6,905</u>	<u>0.6%</u>	
Total Revenue:	<u>\$1,213,461</u>	<u>100.0%</u>	
Expenses:			
Program	\$1,054,653	75.0%	
Administration	209,680	14.9%	
Fund Raising	<u>141,869</u>	<u>10.1%</u>	

Total Expenses:	<u>\$1,406,202</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$192,741)</u>	
Net Assets:	<u>\$1,259,036</u>	
BOD:	Christine Ellis; Mark Phillipi; Laura Fox; Kwan Lee; Dr. Jan Frates; Mir Ali; Cliff Espy Carol LeSavage; Paula McCabe	

Trinity County Food Assistance Program  
PO Box 1123  
Weaverville , CA 96093 County Trinity  
<http://www.trinitycountyfoodbank.com/>  
FEIN 41-2127592 Founded: 2004

Previous Donation: ☐ Yes ☒ No List Date 12/9/2016

**Mission:**  
Distributes food on the following days and locations in the county: 1st Monday of each month: Hawkins Bar Grange Hall - 10:00 am to 11:00 am Junction City Fire Dept. Annex - 10:00 am to 11:30 am Lewiston Community Hall - 9:30 am to 10:30 am Weaverville Veterans Hall - 12:30 pm to 1:30 pm 1st Tuesday...

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

<b><u>Financial Information:</u></b>		IRS Form 990EZ for FY 2015	
Revenues:	Amount	%	Notes
Government/Earned Contributions	54,732	100.0%	
Other			
Total Revenue:	<u>\$54,732</u>	<u>100.0%</u>	
Expenses:			
Program	\$58,311	100.0%	
Administration			
Fund Raising			

Total Expenses:	<u>\$58,311</u>	<u>100.0%</u>
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$3,579)</u>	
Net Assets:	<u>\$12,833</u>	
BOD:	Carol Arthur; Stephanie Rebelo; Francine Marciel; Ann Bales; Al Schroeder; Marissa Signore; Bob Kowalski	

## Donations as of 11/18/16

