



PROCEDURAL ITEMS FOR THE CMFA SUMMARY AND RECOMMENDATIONS

Items: A1, A2, A3

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



SHOREBREEZE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	MidPen Housing Corporation
Action:	Initial Resolution
Amount:	\$55,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facilities Located in the City of Mountain View, Santa Clara County, California
Activity:	Affordable Housing
Meeting:	December 15, 2017

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 Shorebreeze Apartments is a project combining new construction with the acquisition and rehabilitation of an existing project. The new construction consists of a 62-unit affordable housing multifamily project. The aq/rehab is from the first phase of the project built in 1980. Currently the development consists of 120 affordable apartments. The new development will consist of the demolition of 12 existing townhomes and the creation of 62 new affordable apartments all located in one new building located at 460 N. Shoreline Boulevard, in the City of Mountain View, California. The units will be restricted to households earning between 50% and 60% or less of area median income (AMI). Amenities will include a courtyard, walking pathways, playground, community room, computer lab, bike lockers and laundry facilities. Services will be provided by MidPen Resident Services Corporation, a 501(c)3 affiliate of MidPen Housing Corporation that provides extensive on-site social services for MidPen residents. Services specific to Shorebreeze include a senior services coordinator to ensure the senior residents are strategically connected to community resources and a family services coordinator who will design and oversee an after-school program, and supportive services on an as needed basis. This financing will create 61 units and rehabilitate 108 units of affordable housing for the City of Mountain View for 55 years.

The City of Mountain View

The City of Mountain View is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$13,295 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 24,770,088
HOME Funds – City of Mountain View:	\$ 390,000
City of Mountain View Loan:	\$ 6,300,000
LIH Tax Credit Equity:	\$ 3,464,594
GP Equity:	\$ 100
AHP:	\$ 610,000
Deferred Developer Fee:	\$ 1,768,015
Total Sources:	\$ 37,302,797

Uses of Funds:

Land Acquisition:	\$ 2,490,000
New Construction:	\$ 23,610,900
Relocation Expense:	\$ 443,000
Architectural & Engineering:	\$ 1,924,322
Construction Financing:	\$ 1,554,993
Permanent Financing:	\$ 35,000
Legal Fees:	\$ 185,000
Reserves:	\$ 640,647
Other Costs:	\$ 2,150,820
Developer Costs:	\$ 4,268,115
Total Uses:	\$ 37,302,797

Terms of Transaction:

Amount:	\$55,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	July 2018

Public Benefit:

A total of 61 households will to be able to enjoy high quality, independent, affordable housing in the City of Mountain View, California for the next 55 years. MidPen will provide on-site social services, senior services coordinator, family services coordinator and after school programs.

Percent of Restricted Rental Units in the Project: 100%
21% (13 Units) restricted to 50% or less of area median income households and;
79% (48 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 \$55,000,000 for Shorebreeze Apartments affordable multi-family housing facility located in the City of Mountain View, 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.



CASA RITA APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	Century Housing
Action:	Final Resolution
Amount:	\$17,984,322
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Huntington Park, County of Los Angeles, California
Activity:	Affordable Housing
Meeting:	December 15, 2017

Background:

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

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

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

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

The Project:

The Casa Rita Apartments is an acquisition/rehabilitation of complex made up of three 3-story buildings for low-income families consisting of 103 units located at 6508 Rita Avenue, Huntington Park, CA. The project will enjoy a pool and community room plus open green space and tot lots. The property will feature a community room, gym, computer room, garden, community lounge area, spa, and lush courtyards. The financing of this project will result in the creation of affordable housing for 102 low income households in Huntington Park for the next 55 years.

The City of Huntington Park:

The City of Huntington Park is a member of the CMFA and held a TEFRA hearing on December 5, 2017. Upon closing, the City is expected to receive approximately \$9,637 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 17,984,322	\$ 10,930,000
LIH Tax Credit Equity:	\$ 0	\$ 7,918,412
General Partner Equity:	\$ 476,600	\$ 476,600
Deferred Developer Fee:	\$ 740,407	\$ 0
Deferred Costs:	\$ 1,498,223	\$ 740,407
Seller Carryback Loan:	\$ 637,015	\$ 637,015
Net Income from Operations:	\$ 0	\$ 968,344
Century Housing Corp. Legacy Loan:	\$ 1,212,985	\$ 1,212,985
Century Housing Corp. Junior Loan:	\$ 3,519,000	\$ 3,519,000
Limited Partner Equity:	\$ 334,211	\$ 0
Total Sources:	\$ 26,402,763	\$ 26,402,763

Uses of Funds:	
Land Cost/ Acquisition:	\$ 16,700,000
Rehabilitation:	\$ 3,393,559
Relocation:	\$ 81,900
Contractor Overhead & Profit:	\$ 247,200
Architectural Fees:	\$ 218,750
Construction Interest & Fees:	\$ 1,381,850
Permanent Financing:	\$ 139,300
Legal Fees:	\$ 205,000
Reserves:	\$ 320,157
Appraisal:	\$ 7,500
Hard Cost Contingency:	\$ 182,575
Soft Costs, Marketing, etc.*:	\$ 536,999
Developer Costs:	\$ 2,952,973
Line of Credit Fee:	\$ 35,000
Total Uses:	\$ 26,402,763

Terms of Transaction:

Amount:	\$17,984,322
Maturity:	2 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Public Offering
Estimated Closing:	December 2017

Public Benefit:

A total of 102 family households will be able to enjoy high quality, independent, affordable housing in the City of Huntington Park for 55 years.

Percent of Restricted Rental Units in the Project: 100%
21% (21 Units) restricted to 50% or less of area median income households, and
79% (81 Units) restricted to 60% or less of area median income households.
Unit Mix: 1- & 2-bedroom units
Term of Restriction: 55 years

Finance Team:

Underwriter:	Wells Fargo Securities, LLC
Bond Counsel:	Quint & Thimmig LLP
Issuer Counsel:	Jones Hall, APLC
Underwriter's Counsel:	Tiber Hudson LLC
Borrower Counsel:	Bocarsly Emden Cowan Esmail & Arndt LLP
Financial Advisor:	California Housing Partnership Corporation
Trustee:	U.S. Bank National Association

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$17,984,322 for Casa Rita Apartments affordable multi-family housing facility located in the City of Huntington Park, Los Angeles County, California.

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



EAST 6TH STREET FAMILY APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: C&C Development Co., LLC

Action: Final Resolution

Amount: \$16,500,000

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

Activity: Affordable Housing

Meeting: December 15, 2017

Background:

C&C Development is a full service Real Estate Development Company with over 30 years of experience. C&C Development approaches every project with the long-term in mind. Through quality of design and construction, they are not only developing projects to be successful today, they are developing projects that will remain successful 10, 20, and 30 years into the future.

The principals and senior management staff of C&C Development take a hands-on approach to all aspects of the real estate development process: acquisition, entitlement, financing, construction, management, and ownership. The company is closely associated with many of the finest professional consultants in the business; architects, land planners, engineers, attorneys and accountants.

C&C works closely with City staff to effectively utilize and leverage available funds to meet affordable housing production requirements as well as to achieve redevelopment goals relating to neighborhoods and specific properties. C&C's wealth of experience in structuring complex project financing enables it to use a variety of funding sources including: tax exempt bonds, low-income housing tax credits, tax increment financing, as well as NSP, HOME, CDBG, HUD and conventional financing.

The Project:

The East 6th Street Family Apartments is a proposed new construction development of 7 two and three-story residential buildings and 2 one-story community buildings with tuck under parking. The proposed project will be comprised of 85 units, with 3,396 sf of community space that includes the leasing office, community room, work room, multi-purpose room with kitchen, YMCA and computer room. The 85 new affordable units will be constructed on several assembled parcels. The proposed project will have 23 one-bedroom units, 23 two-bedroom units, and 39 three-bedroom units. One unit will be designated as a manager's unit. The project will serve the target population through large units to accommodate large families. The project will provide a safe and secure environment for large families. The financing of this project will result in the creation of affordable housing for 84 low-income households in the City of Corona for the next 55 years.

The City of Corona:

The City of Corona is a member of the CMFA and held a TEFRA hearing on August 16, 2017. Upon closing, the City is expected to receive approximately \$10,312 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 16,500,000	\$ 0
Taxable Bond Proceeds:	\$ 0	\$ 4,814,690
LIH Tax Credit Equity:	\$ 720,000	\$ 8,698,747
Developer Equity:	\$ 100	\$ 1,043,483
Deferred Developer Fee:	\$ 1,900,000	\$ 1,205,997
Deferred Costs:	\$ 240,740	\$ 0
Column Financial, Inc. Sub Loan:	\$ 1,970,980	\$ 1,970,980
Home Investment Partnership Act:	\$ 0	\$ 1,356,888
Community Development Block Grant:	\$ 0	\$ 600,000
Corona Housing Authority Loan:	\$ 7,991,816	\$ 8,268,191
City of Corona Impact Fee Deferral:	\$ 0	\$ 1,189,660
Return of Cash Deposit:	\$ 0	\$ 175,000
Total Sources:	\$ 29,323,636	\$ 29,323,636

Uses of Funds:	
Land Cost/ Acquisition:	\$ 5,914,400
Relocation:	\$ 143,000
New Construction:	\$ 12,504,324
Contractor Overhead & Profit:	\$ 850,000
Architectural Fees:	\$ 680,000
Survey and Engineering:	\$ 300,000
Construction Interest and Fees:	\$ 1,377,963
Permanent Financing:	\$ 109,497
Legal Fees:	\$ 130,000
Reserves:	\$ 176,300
Appraisal:	\$ 25,000

Hard Cost Contingency:	\$ 616,936
Local Development Impact Fees:	\$ 2,643,925
Soft Costs, Marketing, etc.*:	\$ 908,808
Developer Costs:	\$ 2,943,483
Total Uses:	\$ 29,323,636

Terms of Transaction:

Amount:	\$16,500,000
Maturity:	2 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Public Offering
Estimated Closing:	December 2017

Public Benefit:

A total of 84 low-income households will be able to enjoy high quality, independent, affordable housing in the City of Corona for the next 55 years.

Percent of Restricted Rental Units in the Project: 100%
 11% (9 Units) restricted to 50% or less of area median income households, and
 89% (75 Units) restricted to 60% or less of area median income households.
 Unit Mix: 1-, 2- & 3-bedroom units
 Term of Restriction: 55 years

Finance Team:

Underwriter:	Stifel, Nicolaus & Company, Incorporated
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Issuer Counsel:	Jones Hall, APLC
Underwriter's Counsel:	Tiber Hudson LLC
Borrower Counsel:	Goldfarb and Lipman, LLP
Trustee:	U.S. Bank National Association

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$16,500,000 for East 6th Street Family Apartments affordable multi-family housing facility located in the City of Corona, Riverside 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.



SUNSET CREEK APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	MidPen Housing Corporation
Action:	Final Resolution
Amount:	\$25,000,000
Purpose:	Finance an Affordable Multi-Family Rental Housing Facility Located in the City of Fairfield, Solano County, California
Activity:	Affordable Housing
Meeting:	December 15, 2017

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 Sunset Creek Apartments is an acquisition/rehabilitation of an existing affordable housing multifamily project. The project is a 19 building, 76-unit multifamily residential rental facility located at 840 E. Travis Boulevard, Fairfield, CA. The units will be restricted to households earning up to 60% of area median income (AMI). The project was built in 1995 and rehab is now slated to improve the site for families and individuals. The rehab work will include an overhaul of the exteriors and interiors. The planned renovations will improve the safety, aesthetics and sustainability of the property for residents by addressing all urgent building issues and creating a more sustainable property. This financing will continue to preserve 75 units of affordable housing for the City of Fairfield for another 55 years.

The City of Fairfield:

The City of Fairfield is a member of the CMFA and held a TEFRA hearing on July 25, 2017. Upon closing, the City is expected to receive approximately \$8,419 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$ 13,470,000	\$ 0
Taxable Bond Proceeds:	\$ 0	\$ 4,035,000
LIH Tax Credit Equity:	\$ 692,837	\$ 6,956,711
Developer Equity:	\$ 16,500	\$ 16,500
Deferred Developer Fee:	\$ 1,881,309	\$ 1,881,309
Deferred Costs:	\$ 861,855	\$ 0
Seller Carryback Loan:	\$ 3,900,000	\$ 3,900,000
Net Income From Operations:	\$ 0	\$ 269,588
Sponsor Perm Loan:	\$ 0	\$ 3,763,383
Fairfield Housing Authority:	\$ 2,799,049	\$ 2,799,049
Accrued/Deferred Interest:	<u>\$ 163,818</u>	<u>\$ 163,818</u>
Total Sources:	\$ 23,785,368	\$ 23,785,358

Uses of Funds:	
Land Cost/Acquisition:	\$ 10,570,000
Rehabilitation:	\$ 5,028,794
Relocation:	\$ 210,000
Contractor Overhead & Profit:	\$ 815,872
Architectural Fees:	\$ 308,700
Survey and Engineering:	\$ 51,000
Construction Interest and Fees:	\$ 645,191
Permanent Financing:	\$ 283,315
Legal Fees:	\$ 180,500
Reserves:	\$ 299,530
Appraisal:	\$ 16,000
Hard Cost Contingency:	\$ 794,523
Other Soft Costs*:	\$ 1,784,124
Developer Costs:	<u>\$ 2,797,809</u>
Total Uses:	\$ 23,785,358

Terms of Transaction:

Amount:	\$25,000,000
Rating:	AA+ (S&P Global Ratings)
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Public Sale
Estimated Closing:	December 2017

Public Benefit:

A total of 75 households will continue to be able to enjoy high quality, independent, affordable housing in the City of Fairfield, California for the next 55 years. MidPen will provide on-site social services, healthcare assistance, after school tutoring, food assistance, computer training, financial education and strategically connecting residents to local community resources.

Percent of Restricted Rental Units in the Project: 100%
31% (23 Units) restricted to 50% or less of area median income households; and
69% (52 Units) restricted to 60% or less of area median income households
Unit Mix: 1-, 2- and 3-bedroom units
Term of Restriction: 55 years

Finance Team:

Underwriter:	Stifel, Nicolaus & Company, Inc.
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Underwriter Counsel:	Tiber Hudson LLC
Borrower Counsel:	Gubb and Barshay LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$25,000,000 for Sunset Creek Apartments affordable multi-family housing facility located in the City of Fairfield, Solano 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.



ONE CHURCH STREET APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: BRIDGE Housing Corporation

Action: Final Resolution

Amount: \$30,000,000

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

Activity: Affordable Housing

Meeting: December 15, 2017

Background:

BRIDGE Housing Corporation ("BRIDGE") is one of the country's premier developers of affordable housing and master planned developments. Their mission is to produce large volumes of high-quality homes for seniors and families of very low, low and moderate-incomes. Since beginning active operations in 1983, BRIDGE has participated in the development of over 13,000 housing units in over 80 California communities, valued at more than \$3 billion. BRIDGE Property Management Company has had the management capacity to maintain quality standards and community responsiveness in nearly 8,000 rental units.

BRIDGE builds a range of housing types that both fit comfortably into their surroundings and act as a catalyst for revitalizing and strengthening neighborhoods. BRIDGE not only specializes in bringing affordable housing to all income levels, but it also works to develop housing for all age levels. BRIDGE has been a leader in providing high-quality affordable housing for seniors, helping to enhance the lives of all members of a community. The vast majority of the homes built by BRIDGE are affordable to families who earn approximately \$15,000 - \$50,000. The remainder is primarily affordable to households with moderate incomes. Approximately 78% of BRIDGE units are rentals; the balance of which is comprised of for-sale units affordable to first time homebuyers. BRIDGE is known for creating award winning affordable homes that not only depict the character of the community, but also display the same quality of design and construction as market rate housing.

The CMFA has facilitated over 10 BRIDGE projects.

The Project:

The One Church Street Apartments project is an acquisition/rehabilitation of a 93-unit multi-family affordable housing project that was completed in 2002 by BRIDGE Housing for residents earning between 50% and 60% of area median income. The property is centrally located in San Francisco in the amenity-rich Duboce Triangle neighborhood. The project site is approximately 1.3 acres and occupies an entire city block bounded by Hermann Street to the north, Church Street to the west, Webster Street to the east, and Duboce Avenue to the south. The project consists of two buildings of 4-5 stories of wood frame connected by a landscaped courtyard built atop a concrete podium garage containing 94 parking spaces. The exterior walls are comprised of painted stucco. Residents enjoy several amenities in the building in addition to the landscaped courtyard, including a community room and laundry rooms on each floor. The building includes one-, two-, and three-bedroom units and is serviced by two elevators. This financing will preserve 92 units of affordable housing for the City of San Francisco for 55 years.

The City and County of San Francisco:

The City of San Francisco is a member of the CMFA and will hold a TEFRA hearing on December 18, 2017. Upon closing, the City is expected to receive approximately \$14,083 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds:	\$ 29,500,000	\$ 12,995,000
LIH Tax Credit Equity:	\$ 0	\$ 15,336,139
Deferred Developer Fee:	\$ 950,000	\$ 2,000,000
Deferred Costs:	\$ 2,974,487	\$ 0
Seller Carryback Loan:	\$ 0	\$ 3,766,761
Limited Partner Capital:	\$ 1,551,414	\$ 700,000
Accrued Soft Loan Interest:	\$ 496,423	\$ 496,423
MOHCD HOME I:	\$ 9,886,907	\$ 9,886,907
MOHCD HOME II:	\$ 267,939	\$ 267,939
MOHCD HOPWA:	\$ 2,772,838	\$ 2,772,838
Total Sources:	\$ 48,400,008	\$ 48,222,007

Uses of Funds:	
Land Cost/Acquisition:	\$ 25,625,000
Rehabilitation:	\$ 9,284,906
Relocation:	\$ 1,507,000
Contractor Overhead & Profit:	\$ 591,068
Architectural Fees:	\$ 737,376
Survey & Engineering:	\$ 5,000
Construction Interest & Fees:	\$ 2,156,677
Permanent Financing:	\$ 184,950
Legal Fees:	\$ 220,000
Reserves:	\$ 841,796
Appraisal:	\$ 7,500
Hard Cost Contingency:	\$ 1,958,970
Other Project Costs (Soft Costs, Marketing, etc.)	\$ 1,101,764
Developer Costs:	\$ 4,000,000
Total Uses:	\$ 48,222,007

Terms of Transaction:

Amount:	\$30,000,000
Maturity:	2 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Public Offering
Rating:	AA+ S&P Global Ratings
Estimated Closing:	December 2017

Public Benefit:

A total of 92 families will continue to enjoy high quality, independent, affordable housing in the City of San Francisco, California.

Percent of Restricted Rental Units in the Project: 100%
68% (63 Units) restricted to 50% or less of area median income households; and
32% (29 Units) restricted to 60% or less of area median income households
Unit Mix: 1-, 2- and 3-bedrooms
Term of Restriction: 55 years

Finance Team:

Underwriter:	Stifel, Nicolaus & Company, Incorporated
Bond Counsel:	Orrick, Herrington & Sutcliffe, LLP
Issuer Counsel:	Jones Hall, APLC
Underwriter's Counsel:	Tiber Hudson LLC
Borrower Counsel:	Lubin Olson & Niewiadomski, LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$30,000,000 for One Church Street Apartments affordable multi-family housing facility located in the City and County of San Francisco, 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.



CLAREMONT VILLAGE APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	MRK Partners
Action:	Final Resolution
Amount:	\$51,000,000
Purpose:	Finance an Affordable Multi-Family Rental Housing Facility Located in the City of Claremont, Los Angeles County, California
Activity:	Affordable Housing
Meeting:	December 15, 2017

Background:

MRK Partners, Inc. is a multi-family real estate investment and asset management firm that specializes in the acquisition, repositioning and preservation of affordable housing. They invest in multi-family real estate in primary U.S. markets including California, Florida, Maryland, Virginia and Washington DC metro area.

MRK Partners was founded by Sydne Garchik, who prior to founding MRK, was directly responsible for the acquisition and asset management of over 3,000 units. Ms. Garchik oversaw the acquisition, renovation and stabilization of over 2,000 affordable units throughout the country, approximately 900 of which were Section 8 properties.

Since its beginning, MRK has developed or acquired more than 2,300 affordable housing units in five states. They are involved in revitalizing 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 Project:

The Claremont Village Apartments project is an acquisition/rehabilitation of an affordable housing multifamily apartment complex located in the City of Claremont. The project is a 150-unit multifamily residential rental facility, located at 965 West Arrow Highway, Claremont, CA. The project was built in the 1970's and due to the age and condition of the project, it is in need of substantial rehabilitation. Amenities include gated access, covered parking, on-site leasing, laundry facilities, playground and basketball court. This financing will preserve 150 units of affordable housing for the City of Claremont for another 55 years.

The City of Claremont:

The City of Claremont is a member of the CMFA and held a TEFRA hearing on December 11, 2017. Upon closing, the City is expected to receive approximately \$17,333 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds:	\$ 49,000,000	\$ 49,000,000
LIH Tax Credit Equity:	\$ 23,023,853	\$ 23,023,853
Deferred Developer Fee:	\$ 872,602	\$ 872,602
Seller Carryback Loan:	<u>\$ 2,450,000</u>	<u>\$ 2,450,000</u>
Total Sources:	\$ 75,346,455	\$ 75,346,455

Uses of Funds:	
Land Cost/Acquisition:	\$ 53,914,280
Rehabilitation:	\$ 7,738,891
Contractor Overhead & Profit:	\$ 1,083,445
Architectural Fees:	\$ 200,000
Survey and Engineering:	\$ 100,000
Permanent Financing:	\$ 1,794,024
Legal Fees:	\$ 200,000
Reserves:	\$ 656,180
Appraisal:	\$ 10,000
Hard Cost Contingency:	\$ 882,234
Developer Costs:	<u>\$ 8,767,401</u>
Total Uses:	\$ 75,346,455

Terms of Transaction:

Amount:	\$51,000,000
Maturity:	2 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Public Offering
Estimated Closing:	December 2017

Public Benefit:

A total of 150 low-income households will continue to be able to enjoy high quality, independent, affordable housing in the City of Claremont for another 55 years.

Percent of Restricted Rental Units in the Project: 100%
31% (46 Units) restricted to 50% or less of area median income households; and
69% (104 Units) restricted to 60% or less of area median income households
Unit Mix: 2- and 3-bedroom units
Term of Restriction: 55 years

Finance Team:

Underwriter:	Stifel, Nicolaus & Company, Incorporated
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Issuer Counsel:	Jones Hall, APLC
Underwriter's Counsel:	Tiber Hudson LLC
Borrower Counsel:	Down Pham & Kuei LLP
Trustee:	Wilmington Trust, National Association

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$51,000,000 for Claremont Village Apartments affordable multi-family housing facility located in the City of Claremont, Los Angeles County, California.

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



CONCORDIA UNIVERSITY SUMMARY AND RECOMMENDATIONS

Applicant:	Concordia University
Action:	Final Resolution
Amount:	\$16,000,000
Purpose:	Finance the Cost of the Acquisition, Construction, Improvement, Renovation and Equipping of Educational Facilities Located in the City of Irvine, County of Orange, California
Activity:	Private University
Meeting:	December 15, 2017

Background:

Concordia University Irvine (the "University"), a California non-profit corporation, is a private Lutheran educational institution centered in the liberal arts and professional studies. It is operated under the auspices of the Lutheran Church-Missouri Synod (the Synod), a Missouri non-profit corporation headquartered in St Louis Missouri. Concordia University Irvine is one of ten colleges and universities of the Concordia University System. The University's Board of Regents is responsible for the management of the University. Concordia University Irvine was founded in 1976. The University has a total student population of 2969 students. They are accredited by Western Association of Schools and Colleges (WASC), Commission on Nursing Education (CCNE) and the Commission on Accreditation of Athletic Training Education (CAATE).

The Project:

The Authority previously issued its Educational Facilities Refunding Revenue Bonds, Series 2011 (Concordia University Irvine), in the original principal amount of \$31,275,000 and currently outstanding in the principal amount of approximately \$24,604,750 (the "Series 2011A Bonds") and its Educational Facilities Refunding Revenue Bonds, Series 2011B (Concordia University Irvine), in the original principal amount of \$2,620,000, none of which are currently outstanding (the "Series 2011B Bonds" and, together with the Series 2011A Bonds, the "Series 2011 Bonds") pursuant to the Trust Indenture dated as of October 1, 2011 between the Authority and Wells Fargo Bank, National Association, as trustee (the "Trustee"), the proceeds of which Series 2011 Bonds were loaned by the Authority to the Corporation pursuant to the Loan Agreement, dated as of October 1, 2011 between the Authority and the Corporation, and used by the Corporation to (a)

finance the refunding of the outstanding principal amount of the (i) \$20,250,000 California Statewide Communities Development Authority Variable Rate Demand Revenue Bonds (Concordia University Irvine Project), Series 2001A (the “Series 2001A Bonds”), (ii) \$7,750,000 California Statewide Communities Development Authority Variable Rate Demand Revenue Bonds (Concordia University Irvine Project), Taxable Series 2001 B-T (the “Series 2001B-T Bonds” and, together with the Series 2001A Bonds, the “Series 2001 Bonds”) and (iii) \$25,000,000 Colorado Educational and Cultural Facilities Authority Adjustable Rate Demand Revenue Bonds, Series 2005 (Concordia University Irvine Project) (the “Series 2005 Bonds” and, together with the Series 2001 Bonds, the “Prior Bonds”), each of which (A) financed or refinanced the acquisition, construction, expansion, improvement, renovation, furnishing and equipping of various educational facilities of the Corporation, including but not limited to, (1) student housing facilities, parking lots, science laboratories, a student union, a gymnasium, track and athletic facilities and other related and appurtenant facilities; (2) construction of the approximately 45,000 square foot Education, Business, and Technology (EBT) building, consisting of: (A) offices supporting the School of Business and the School of Adult Studies, open office space for faculty and staff members and providing all student services (e.g., registration, financial aid, etc.) in a “one-stop shop” environment; (B) classrooms; (C) one or more lecture halls; (D) computer labs; (E) administrative office space and board room; and (F) one or more multi-purpose meeting rooms with small kitchen facilities; (3) renovation of existing dormitories to add approximately 150 beds of capacity; and (4) addition of new track, soccer and other athletic field surfaces and other improvements to athletic facilities, all located at the Corporation's main campus located at 1530 Concordia West, Irvine, California 92612 (the "Campus"), within the City of Irvine, California (collectively, the “Prior Facilities”); (B) refinanced certain existing indebtedness of the Corporation, the proceeds of which were used to finance the cost of acquiring, constructing and equipping the Prior Facilities; (C) funded capitalized interest on the Prior Bonds, if any; (D) funded any required debt service reserve fund; and (E) paid certain costs of issuance of the Prior Bonds, including initial costs of credit enhancement; and (b) pay certain issuance expenses of the Series 2017 Bonds

The City of Irvine:

The City of Irvine is a member of the CMFA and is scheduled to hold a TEFRA hearing on November 28, 2017. Upon closing, the City is expected to receive approximately \$7,665 as part of the CMFA’s sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Loan:	\$ 15,000,000
Total Sources:	\$ 15,000,000

Uses of Funds:

Educational Facilities:	\$ 14,800,000
Costs of Issuance:	\$ 200,000
Total Uses:	\$ 15,000,000

Terms of Transaction:

Amount:	\$16,000,000
Maturity:	25 years
Collateral:	Deed of Trust on Property
Bond Purchasers:	Private Placement
Estimated Closing:	December 2017

Public Benefit:

Concordia University is a co-educational, comprehensive Christian Liberal Arts University. The University's 70-acre campus is located 80 miles north of San Diego and six miles from the Pacific Ocean. The University offers more than 20 undergraduate majors with 50 specializations, 9 graduate programs, 4 adult bachelor's degree completion programs, and 3 nursing programs. The university an exempt organization described in Section 501(c)(3) of the Internal Revenue Code of 1986.

Finance Team:

Lender:	US Bancorp
Bond Counsel:	Ice Miller LLP
Issuer Counsel:	Jones Hall APLC
Lender Counsel:	Chapman and Cutler LLP
Borrower Counsel:	Spencer Fane LLP
Financial Advisor:	Stern Brothers & Co.
Trustee:	Wells Fargo Bank, N.A.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$16,000,000 for the Concordia University project located in the City of Irvine, County of Orange, California.



SACRAMENTO COUNTRY DAY SCHOOL SUMMARY AND RECOMMENDATIONS

Applicant:	Sacramento Country Day School
Action:	Final Resolution
Amount:	\$11,000,000
Purpose:	Finance the Cost of the Acquisition, Construction, Improvement, Renovation and Equipping of Educational Facilities Located in the City of Sacramento, County of Sacramento, California
Activity:	Private School
Meeting:	December 15, 2017

Background:

Sacramento Country Day School ("SCDS"), which began over 50 years ago, is an independent, coeducational school providing a dynamic, holistic and academically challenging environment for students in Pre-kindergarten through Grade Twelve. Nestled in the picturesque Sierra Oaks neighborhood of California's state capital, Sacramento, their spacious campus is an educational home to 465 students who hail from more than fifteen different communities in their region as well as many cultural, religious and ethnic backgrounds.

A hallmark of SCDS is the close mentoring relationship that develops between students and teachers, and with a student-teacher ratio of 8:1, every child has a "front-row" seat. All of their graduates are accepted to four-year colleges and universities and many attend some of the most selective in the nation. In addition, their warm, nurturing environment promotes deep and lasting friendships among our students, faculty, alumni, and their families.

The Project:

The proceeds of the Loan will be used to: (a) refinance certain existing indebtedness (the "Prior Debt") of SCDS(the "Borrower"), a California nonprofit public benefit corporation and an organization described in section 501(c)(3) of the Code, the proceeds of which Prior Debt were used to refinance (i) 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 at 2636 Latham Drive, Sacramento, California 95864 (the "Campus"), including but not limited to a new building with classrooms, administrative offices and a new library; (ii) the construction of the Borrower's Middle and High School Science Center and extensive refurbishment of the Borrower's infrastructure located at the Campus; and (iii) miscellaneous construction, renovation, improvements, capital maintenance, equipment acquisition and installation thereof and improvements to one or more existing buildings located at the Campus (collectively, the "Project"); (b) finance the termination payments related to interest rate swaps related to the Prior Debt; and (c) finance costs of making the Loan.

The City of Sacramento:

The City of Sacramento is a member of the CMFA and is scheduled to hold a TEFRA hearing on December 19, 2017. Upon closing, the City is expected to receive approximately \$6,667 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bonds:	\$ 10,000,000
Total Sources:	\$ 10,000,000

Uses of Funds:

Taxable Loan Payoff:	\$ 9,473,000
Swap Fee:	\$ 337,000
Costs of Issuance:	\$ 190,000
Total Uses:	\$ 10,000,000

Terms of Transaction:

Amount:	\$11,000,000
Maturity:	December 2047
Collateral:	Deed of Trust on Property
Bond Purchasers:	Private Placement
Estimated Closing:	December 2017

Public Benefit:

For the 2017-18 school year, SCDS granted close to \$2 million dollars in tuition assistance to qualifying families in Pre-kindergarten through Grade 12. SCDS instills a commitment in their children the values of integrity, empathy and respect for others, and to share responsibility for a better world is at the foundation of their Public Purpose program. Service to a community beyond their own, steered by curriculum development guidelines that reinforce concepts and skills learned in the classroom, is how SCDS hopes to connect with others in their local and global communities. 50 hours of community service is required for all high school students.

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 \$11,000,000 for the Sacramento Country Day School project located in the City of Sacramento, County of Sacramento, California.



PALOMAR HEALTH SUMMARY AND RECOMMENDATIONS

Applicant:	Palomar Health
Action:	Final Resolution
Amount:	\$70,000,000
Purpose:	Finance/ Refinance Acute Care Hospital Facilities Located in the County of San Diego, California.
Activity:	Healthcare Services
Meeting:	December 15, 2017

Background:

Palomar Health (the “District” or “PH”) is a local health care district formed by a vote of Palomar Health’s electorate in 1948 and is a political subdivision in the State of California. Palomar Health was originally known as the Northern San Diego County Hospital District and, between 2001 and 2012, was known as Palomar Pomerado Health. Palomar Health is located inland in the northern portion of the County of San Diego (the “County” and the northern portion of the County, the “North County”) and is the largest California local health care district in terms of geographical area, covering approximately 800 square miles. The 2015 population within Palomar Health’s boundaries was estimated to be approximately 539,000. Included within those boundaries are all or a portion of the cities and communities of Escondido, Poway, Carmel Mountain, Julian, Pala, Palomar Mountain, Pauma Valley, Ramona, Rancho Bernardo, Rancho Peñasquitos, San Marcos, Santa Ysabel, Valley Center and Vista.

Palomar Health owns and operates two acute care hospital facilities, Palomar Medical Center Escondido (“PMCE”), which is a 288-licensed-bed acute care hospital located in Escondido that opened in August 2012, and Palomar Medical Center Pomerado (“Pomerado”), which is a 107-licensed-bed acute care hospital located in Poway that opened in 1977. Palomar Health also owns and operates: a 129-bed skilled nursing facility, Villa Pomerado, located on the Pomerado campus in Poway; a 36-bed sub-acute unit also operating out of Villa Pomerado; Palomar Health Rehabilitation Services, which provides acute rehabilitation, with 15 beds; Palomar Health Wound Care Center, Corporate Health services and a cardiac rehabilitation program, all located in San Marcos; and a comprehensive home health program based in Escondido. Additionally, Palomar Health operates the San Marcos Outpatient Behavioral Medicine Center and two Expresscare Clinics providing urgent care in Escondido and San Elijo Hills.

PMCE is a full-service tertiary and acute care facility. PMCE is the only designated trauma center in the North County and has a trauma service area of approximately 2,200 square miles (approximately 10% larger than the land area of Rhode Island). Pomerado is a full-service community hospital.

Palomar Health additionally owns Palomar Health Downtown Campus (“PHDC”), a 295-licensed-bed acute care hospital, located in downtown Escondido. In June 2015, the Palomar Health Board of Directors approved the closure of PHDC and the relocation of service lines to Palomar Health’s other facilities in order to consolidate its services and reduce costs.

Project:

Proceeds of the Obligations will be applied to refinance, finance, or reimburse PH for its prior payment of the costs of the acquisition, construction, expansion, improvement, renovation, and equipping of certain health care and related facilities, owned and/or operated or to be owned and/or operated by Palomar Health, which are located or to be located: (i) in Escondido, California at 2185 Otracado Parkway, 451 East Valley Parkway, 555 East Valley Parkway, 456 East Grand Avenue, 2227 Enterprise Street, 975 South Andreasen Drive, 127-133 East Valley Boulevard, and 151-155 East Valley Boulevard; (ii) In Poway, California at 15611 Pomerado Road; and 15615 Pomerado Road; (iii) In Ramona, California on Main Street between 13th and 14th; and (iv) In San Marcos, California at 120 Craven Road. Proceeds of one or more series of Obligations may also be applied to fund a reserve fund for such series of Obligations and/or to pay certain expenses incurred in connection with the issuance of such series of Obligations.

Palomar Health:

Palomar Health became a member of the CMFA on December 11, 2017. They held a TEFRA hearing on September 19, 2016 and approved the financing pursuant to a plan of finance.

Proposed Financing:

Sources of Funds:

Tax-Exempt Bonds:	\$ 60,000,000
Total Sources:	\$ 60,000,000

Uses of Funds:

Escondido Campus Shelled Floor Buildout Upgrades	\$ 20,250,000
Poway Radiology Center & Equipment	\$ 4,250,000
Radiation Therapy Program & Equipment Costs	\$ 8,600,000
Escondido ER Expansion/Buildout	\$ 4,500,000
Poway Outpatient Room Upgrade	\$ 1,150,000
Poway OR Upgrade	\$ 10,000,000
Poway Behavioral Health Unit	\$ 4,000,000
Poway Geriatric Pysch Unit	\$ 1,300,000
Technology & Software	\$ 5,950,000
Total Uses:	\$ 60,000,000

Terms of Transaction:

Amount:	\$70,000,000
Rating:	Ba1/BBB-/BB+ (displayed as Moody's / S&P / Fitch)
Maturity:	December 2047
Collateral:	Deed of Trust and Gross Revenue Pledge
Bond Purchasers:	Institutional & Retail Investors
Estimated Closing:	December 2017

Public Benefit:

As a public health district, highlights of Palomar Health's contributions include:

- Community-based health improvement
- Health education & training programs
- Unreimbursed medical care services

Palomar Health collaborates with other health systems, government agencies, and community groups to identify the greatest needs within our community. Most notably, Palomar Health is an active participant in the Hospital Association of San Diego and Imperial Counties Community Health Needs Assessment and convenes Community Action Councils across the District.

The financing will improve Palomar Health's capacity to provide life savings services to patients in San Diego County.

Finance Team:

Lender:	Citigroup Global Markets Inc.
Issuer Counsel:	Jones Hall, APLC
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Borrower Counsel:	Daniel Steeber, Esq.
Underwriter Counsel:	Squire Patton Boggs LLP
Financial Advisor:	Kaufman Hall
Rating Agencies:	Fitch Ratings, Moody's Investors Service, and Standard & Poors
Trustee:	US Bank, N.A.
Trustee Counsel:	Dorsey & Whitney LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$70,000,000 authorizing the execution and delivery of an installment sale agreement and the execution, delivery and sale of certificates of participation for the Palomar Health project located in the County of San Diego, California.



COTTAGE VILLAGE SENIOR APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: DFA Development

Action: Final Resolution

Amount: \$5,500,000

Purpose: Finance Affordable Multi-Family Rental Senior Housing Facility Located in the City of Manteca, County of San Joaquin, California

Activity: Affordable Housing

Meeting: December 15, 2017

Background:

DFA DEVELOPMENT LLC builds with a focus on affordable workforce and senior housing, incorporating mixed income, mixed-use and market-rate development in their construction. DFA is currently building multi-family community complexes that meet both individual, urban core/downtown and suburban growth planning needs. This type of development not only benefits communities but is furthermore eco-friendly, utilizes shared resources, and convenient in allowing working individuals to live closer to their job. An affordable choice for working Americans, DFA develops housing that is both attractive and sensible. DFA is a responsible, sustainable development company focused on providing housing throughout California, Hawaii and Texas.

Founded by Daniel Fred in 1982 and more recently joining 3 Leaf Holdings, DFA has provided development, planning and financial consulting services to public agencies, non-profit organizations and private firms since 1982. Focusing its efforts primarily on affordable housing, DFA has served as co-developer and/or financial advisor/development consultant with affordable housing agencies, aiding in designing and implementing programs to meet affordable housing objectives.

DFA is often retained by housing development corporations, housing authorities, cities, counties, and profit development companies interested in both restructuring existing debt and financing the construction of new affordable housing and the infrastructure serving that housing. Specifically, in new construction and acquisition, DFA has served as the financial advisor in accessing 9%

low-income housing tax credits, as well as 4% low-income housing tax credits with private activity mortgage revenue bonds. This work also has involved securing finances from a variety of other funding sources.

DFA currently serves as the financial advisor to several housing authorities in California and is responsible for evaluating portfolios and advising housing authority staffs and Boards of Commissioners in all their development projects. DFA has assisted these housing authorities in the disposition and demolition of outdated public housing and the redevelopment of the sites with contemporary housing developments.

The Project:

The Cottage Village Senior Apartments is a new construction project that will create 47-units of multifamily senior affordable housing with one manager unit. All units will be restricted to households earning 60% or less of AMI. The project will enable local seniors to continue to reside in the City of Manteca in a comfortable community. The form and density of the upcoming project will fit nicely into the existing community. With a relatively level site, the majority of the units will be ground level to better accommodate the seniors that will reside there. There will be energy efficient windows, energy efficient heating and cooling systems. Common areas, laundry rooms, library, exercise room and a gate and security systems. Amenities include a community room with full kitchen, exercise room, TV room, billiards room, computer room, library, ADA bathrooms, barbeque picnic areas and onsite management team. The financing of this project will result in the creation of affordable housing for 47 low-income senior households in the City of Manteca for the next 55 years.

The City of Manteca:

The City of Manteca is a member of the CMFA and held a TEFRA hearing on October 17, 2017. Upon closing, the City is expected to receive up to \$3,437 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 5,500,000	\$ 2,600,000
San Joaquin County Loan:	\$ 2,530,000	\$ 2,530,000
City of Manteca Loan:	\$ 592,960	\$ 592,960
Deferred Developer Fee:	\$ 0	\$ 388,909
Solar Tax Credit Equity:	\$ 0	\$ 36,000
LIH Tax Credit Equity:	\$ 552,823	\$ 3,685,492
Reserves/Accrued/Deferred Interest:	\$ 657,578	\$ 0
Total Sources:	\$ 9,833,361	\$ 9,833,361

Uses of Funds:

Land Cost/ Acquisition:	\$ 161,988
New Construction:	\$ 5,349,451
Construction Interest & Fees:	\$ 414,250
Architectural Fees:	\$ 310,000
Survey & Engineering:	\$ 35,000
Permanent Financing:	\$ 56,000
Legal Fees:	\$ 308,000
Reserves:	\$ 95,000
Appraisal:	\$ 20,000
Contingency Costs:	\$ 270,572
Soft Costs, Marketing, etc.*:	\$ 1,608,783
Developer Costs:	\$ 1,204,317
Total Uses:	\$ 9,833,361

Terms of Transaction:

Amount:	\$5,500,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	December 2017

Public Benefit:

A total of 47 low-income households will be able to enjoy high quality, independent, affordable housing in the City of Manteca for 55 years.

Percent of Restricted Rental Units in the Project: 100%

13% (5 Units) restricted to 30% or less of area median income households.

20% (10 Units) restricted to 50% or less of area median income households.

66% (32 Units) restricted to 60% or less of area median income households.

Unit Mix: One-bedroom & two-bedroom units

Term of Restriction: 55 years

Finance Team:

Lender:	Farmers & Merchants Bank of Central California
Bond Counsel:	Quint & Thimmig, LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Law Offices of Kathleen C. Johnson
Borrower Counsel:	Goldfarb & Lipman LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$5,500,000 for Cottage Village Senior Apartments affordable multi-family housing facility located in the City of Manteca, San Joaquin 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.



INFORMATIONAL ITEMS FOR THE CMFA SUMMARY AND RECOMMENDATIONS

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

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

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



PROCEDURAL ITEMS FOR THE CFSC SUMMARY AND RECOMMENDATIONS

Items: A1, A2, A3

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

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Casa Teresa, Inc.	10/27/2017	4
WEAVE	10/27/2017	21
Orange County Rescue Mission, Inc.	10/06/2017	11
A Step Beyond	08/04/2017	1
Community Youth Ministries	08/04/2017	5
Golden State Family Services, Inc.	08/04/2017	6
HOPE Sanger	08/04/2017	8
Selma Arts Foundation	08/04/2017	12
Shafter Symphony Orchestra	08/04/2017	13
Us for Warriors Foundation	08/04/2017	17
Veterans Association of North County	08/04/2017	18
Hope for Youth Inc.	07/14/2017	7
South Yuba River Citizens League	07/14/2017	15
Asian Pacific Community Counseling	06/23/2017	2
Lasting Adventures Incorporated	06/23/2017	9
Mountain Circle	06/23/2017	10
South Coast Seniors Inc.	06/23/2017	14
Strategies for Change	06/23/2017	16
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Hope for Youth Inc.	7/14/2017	7
HOPE Sanger	8/4/2017	8
Lasting Adventures Incorporated	6/23/2017	9
Mountain Circle	6/23/2017	10
Orange County Rescue Mission, Inc.	10/6/2017	11
Selma Arts Foundation	8/4/2017	12
Shafter Symphony Orchestra	8/4/2017	13
South Coast Seniors Inc.	6/23/2017	14
South Yuba River Citizens League	7/14/2017	15
Strategies for Change	6/23/2017	16
Us for Warriors Foundation	8/4/2017	17
Veterans Association of North County	8/4/2017	18
Victory Village, Inc.	1/13/2017	19
Volunteers of America - Northern California and Northern Nevada	4/28/2017	20
WEAVE	10/27/2017	21

A Step Beyond

340 N. Escondido Blvd

Escondido , CA92025CountySan Diego

www.a-step-beyond.org

FEIN46-2857532

Founded: 2013

Previous Donation: ☒ Yes ☐ No

1,040

7/14/2017

List Date8/4/2017

Mission:

A Step Beyond was founded by a team of dedicated individuals on our Board of Directors. The journey to realizing a program of this scope began with a partnership for space at The California Center for the Arts in Escondido. From here A Step Beyond was able to launch Fall into Dance in which over 2,000 students from Escondido, San Marcos, and Vista elementary schools participated in a five day dance outreach program. This program led to the recruitment of an inaugural class of 35 third and fourth graders in October, 2014. Our Artistic Director, Jennifer Oliver, was hired in 2015 bringing with her the experience and expertise as an artist and educator to enrich and fully develop the vision of our program. Each year an additional grade will be added, until the program is serving 30-35 students at each grade level, with an anticipated maximum enrollment of over 300 students. A Step Beyond expects to achieve the full spectrum of grades (3-12) by fall 2022.

Impact:

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

Financial Information: IRS Form 990 for FY 2015

Revenues:	Amount	%	Notes
Government/Earned Contributions	367,850	100.0%	Previous donation was a PACE allocation.
Other			
Total Revenue:	<u>\$367,850</u>	<u>100.0%</u>	
Expenses:			
Program	\$152,312	76.8%	
Administration	24,526	12.4%	
Fund Raising	<u>21,528</u>	<u>10.9%</u>	
Total Expenses:	<u>\$198,366</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$169,484</u>		
Net Assets:	<u>\$452,066</u>		
BOD: Dan Platt; Steve Gosselin; Janet Foster; Frank Foster; Vicki Zeiger; Jeff Segall; Leslie Culbertson; Jay Culbertson; Janean Stripe; Rebecca Raymond; Juan Castenada; Juan Manuel Uribe; Jennifer Oliver			

Asian Pacific Community Counseling

7273 14th Ave, Ste 120-B

Sacramento , CA 95820

County

Sacramento

apccounseling.org

FEIN

94-2489666

Founded: 1978

Previous Donation: ☐ Yes ☒ No

List Date 6/23/2017

Mission:

Asian Pacific Community Counseling, Inc., promotes the mental health and wellness of Asian and Pacific Islander communities through culturally and linguistically relevant outreach, prevention, education, therapy, counseling and recovery support services.

Relationships, family support and group self-sufficiency are key components of the diverse groups we serve.

APCC emphasizes strengthening individual, family and community support systems. We encourage and assist individuals to find their own path to managing their own recovery and to get support when they need it. Families receive education on how they can support their loved ones and access available resources.

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	\$2,458,706	97.4%	
Contributions	66,570	2.6%	
Other			
Total Revenue:	<u>\$2,525,276</u>	<u>100.0%</u>	
Expenses:			
Program	\$2,493,869	99.0%	
Administration	22,853	0.9%	
Fund Raising	<u>2,720</u>	<u>0.1%</u>	
Total Expenses:	<u>\$2,519,442</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$5,834</u>		
Net Assets:	<u>\$356,325</u>		

BOD: Yan "Joni" Zhou; Britt Niiya Sumida; Bai-Yin Chen; Pallavi Mamidi

California Association of Food Banks

1624 Franklin Street, Suite 722

Oakland , CA

94612

County

Alameda

www.cafoodbanks.org

FEIN

68-0392816

Founded: 1985

Previous Donation: ☐ Yes ☒ No

List Date 1/13/2017

Mission:

California Association of Food Banks (CAFB) is a membership organization of 41 food banks from throughout the state with a shared mission to build a well-nourished California and a firm commitment to providing cutting-edge leadership in the anti-hunger community.

Our major programs include Farm to Family, which works with growers and packers to provide fresh produce to food banks; statewide programs for food stamp outreach and enrollment; robust state and federal advocacy efforts; produce education; and member services that offer assistance with special projects as well as technical support.

Impact:

A donation would assist the organization in their mission of ending hunger in California

Financial Information:

IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned	\$15,821,306	91.7%	Please see the attached listing of individual food banks that are a member of this coalition. If you wish to donate to one of them specifically, Please indicate in your resolution.
Contributions	1,425,440	8.3%	
Other	<u>10,700</u>	<u>0.1%</u>	
Total Revenue:	<u>\$17,257,446</u>	<u>100.0%</u>	
Expenses:			
Program	\$15,963,692	96.3%	
Administration	522,948	3.2%	
Fund Raising	<u>89,752</u>	<u>0.5%</u>	
Total Expenses:	<u>\$16,576,392</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$681,054</u>		
Net Assets:	<u>\$2,898,444</u>		

BOD: Andy Souza; Nicole Suydam; Lisa Houston; James Floros; Kathy Jackson; David Goodman; Anne Holcomb; Michael Flood; Larry Sly; Dave Martinez; Tom Tenorio; Shirley King; Mark Lowry; Kevin Sanchez; Al Brislain; Sara Griffen; Patricia L. Nickols-Butler; Bruce Rankin

Casa Teresa, Inc.
PO Box 429
Orange , CA 92856 County Orange
www.casateresa.org

FEIN 95-3251986 Founded: 1990

Previous Donation: ☐ Yes ☒ No List Date 10/27/2017

Mission:

Our Mission - To provide a loving and supportive family home to pregnant women and their babies facing difficult circumstances, giving them hope and a future.

The Emergency Maternity Shelter Program was created to assist pregnant women with or without children at any given moment throughout the year. This program is modeled from Casa Teresa’s Residential Program, but tailored to fit emergency needs for these women.

The Emergency Family Shelter (EFS) is an additional component of our EMS Program. The EFS duplex accommodates two pregnant women with children. Children who enter the program with their mothers and are not enrolled in school will be registered during their stay. The program director and case managers ensure these children continue their education when they exit the program.

Impact:

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

Financial Information: IRS Form 990 for FY 2015

Revenues:	Amount	%	Notes
Government/Earned	\$532,186	26.3%	
Contributions	1,493,337	73.7%	
Other	<u>917</u>	<u>0.0%</u>	
Total Revenue:	<u>\$2,026,440</u>	<u>100.0%</u>	
Expenses:			
Program	\$2,110,808	82.1%	
Administration	258,558	10.1%	
Fund Raising	<u>201,115</u>	<u>7.8%</u>	
Total Expenses:	<u>\$2,570,481</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$544,041)</u>		
Net Assets:	<u>\$1,594,301</u>		

BOD: James Lester; Barbara Roppolo; Sally sullivan; Troy Abercrombie; Helen Close; Joseph Cornyn; Rosemary Egkan; Kathleen Fallon; Dominic J. Di Noto; Donald J. Keena; Daniel Diesel; Regina Hunsaker; MIke Bell; Ethan Morgan; Steve Muzzy; Kathleen Boyle; Kent Hayden; Mark Murrell; Rick Ptak

Community Youth Ministries
1592 11th St., Suite E
Reedley , CA 93654 County Fresno
www.cym.us

FEIN 77-0324453 Founded: 2002

Previous Donation: ☒ Yes ☐ No 1,120 7/14/2017 List Date 8/4/2017

Mission:

The vision of CYM is to empower and strengthen youth in our community and the communities around us. It is CYM's desire to see lives transformed through increased opportunities in the areas of leadership development, goal achievement, education, community services, vocational training, and spiritual growth. It is CYM's goal that each child discovers their God created potential! CYM accomplishes this by partnering with many local organizations, schools, and churches in ensuring that our youth are getting the best services possible.

Impact:

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

Financial Information: IRS Form 990 for FY 2016

Revenues:	Amount	%	Notes
Government/Earned	\$2,095,907	87.1%	Previous donation was through the PACE program.
Contributions	310,130	12.9%	
Other	(45)	-0.0%	
Total Revenue:	<u>\$2,405,992</u>	<u>100.0%</u>	
Expenses:			
Program	\$2,207,226	96.3%	
Administration	84,780	3.7%	
Fund Raising			
Total Expenses:	<u>\$2,292,006</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$113,986</u>		
Net Assets:	<u>\$432,725</u>		
BOD: Sharon Matsuzaki; Erlan Zuniga; Miguel Rodriguez; Gordon Wiebe; Pete Chavez			

Golden State Family Services, Inc.

4253 N. Valentine Ave.

Fresno , CA

93722

County

Fresno

www.goldenstatefamily.org

FEIN

68-0387999

Founded: 1997

Previous Donation: ☒ Yes ☐ No 1,020 7/14/2017 List Date 8/4/2017

Mission:

"There is no such thing as a bad kid." On that premise, we believe that good kids can make poor decisions and do bad things. However, a good kid can stop and begin to make good decisions for his/her life if given the opportunity, structure, and loving support. Therefore, it is our desire, thru behavioral interventions to assist all children in making the best decision for their lives.

Golden State Foster Family Agency is dedicated to help children who have been removed from their homes and are experiencing related emotional and psychological difficulties by: Providing therapeutic, healing, foster home environments for children and adolescents.

Preparing foster parents through training and education. Continued assistance throughout the foster care experience with supportive counseling, case management services, and continued guidance. Furnishing group and individual counseling based on each child's needs. Teaching Independent Living Skills for making a successful transition to adulthood.

Impact:

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

Financial Information: IRS Form 990 for FY 2015

Revenues:	Amount	%	Notes
Government/Earned	\$5,874,445	99.1%	Previous donation is from the PACE program.
Contributions	53,337	0.9%	
Other	<u>2,711</u>	<u>0.0%</u>	
Total Revenue:	<u>\$5,930,493</u>	<u>100.0%</u>	
Expenses:			
Program	\$5,120,642	91.1%	
Administration	501,959	8.9%	
Fund Raising			
Total Expenses:	<u>\$5,622,601</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$307,892</u>		
Net Assets:	<u>\$1,282,074</u>		
BOD: Micki Prins; Erin McCreery; Rose Churchill; Joanne Scott; Renee Uzzell; Brenda Allen; Sherry Allen			

Hope for Youth Inc.
3447 W. Shaw Ave, Ste 103
Fresno , CA 93711 County Fresno
hopenowforyouth.org

FEIN 55-0801348 Founded: 2003

Previous Donation: ☐ Yes ☒ No List Date 7/14/2017

Mission:

Based on the examples of our Lord Jesus Christ, Hope Now For Youth provides opportunities and support for young men caught up in gangs who want to change their lives and become productive, responsible and law-abiding parents and citizens. Hope Now accomplishes this by providing:

- A caring relationship which builds self-worth and confidence.
- Models of Christian values and work ethic which inspire productive citizenship.
- Preparation for and placement in a job as an achievable economic alternative to gang crime and violence.
- Scholarships which encourage further education.
- Training of families in healthy relationships.

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	\$903,050	99.9%	While this is a faith based organization it is not a religious charity and accepts all qualified children into their program.
Contributions			
Other	552	0.1%	
Total Revenue:	\$903,602	100.0%	
Expenses:			
Program	\$835,748	95.7%	
Administration	37,282	4.3%	
Fund Raising			
Total Expenses:	\$873,030	100.0%	
Excess/(Deficit) of Revenues Over Expenses:	\$30,572		
Net Assets:	\$451,492		
BOD: Skip Lynn; Corey File; Necia Wollenman; Roger Feenstra; Franklin Spees; Marty Martin; Mike McCreary			

HOPE Sanger
PO Box 1311
Sanger , CA 93657 County Fresno
www.hopesanger.org

FEIN 45-3833248 Founded: 2012

Previous Donation: ☒ Yes ☐ No 1,020 7/14/2017 List Date 8/4/2017

Mission:

HOPE Sanger is a multi-denominational faith based non-profit community 501 c 3 organization established to provide food and other necessities to the homeless and families in most need of Sanger. Initially, the organization focused on preparing and delivering meals every Saturday to the homeless and others in need. After inquiring about those peoples' needs in addition to food, the effort was expanded to provide other basic necessities and additional aid. We are funded through donations from individuals, churches, businesses, and community organizations. HOPE Sanger can only serve what we have been blessed with.

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	33,709	100.0%	
Other			
Total Revenue:	<u>\$33,709</u>	<u>100.0%</u>	
Expenses:			
Program	\$31,447	100.0%	
Administration			
Fund Raising			
Total Expenses:	<u>\$31,447</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$2,262</u>		
Net Assets:	<u>\$18,580</u>		

BOD: Julie Mendoza; Jessica Guerra; Cheryl Senn; Amanda Montelongo; Ali Valencia; Jaime Garza; Charlie Sanchez; Abraham Cantu; Cindy Alverado; Hailey Field

Lasting Adventures Incorporated

PO Box 1078

Groveland , CA 95321 County Trinity

lastingadventures.com

FEIN 26-2086926 Founded: 2008

Previous Donation: ☐ Yes ☒ No List Date 6/23/2017

Mission:

On our youth program our objectives include using the natural environment and outdoor activities to teach participants the necessary skills and attitudes for living successful lives. Through safe risk taking and Adventure Based Programming, participants will be challenged to improve their sense of self-esteem, self-worth, and self-confidence. Along with creating lasting memories, it is our goal that participants will finish this adventure with a greater knowledge of themselves, the world, and the environment around them. The objectives of the Lasting Adventures youth programs include: Increasing personal confidence through activities that give physical and emotional challenge. Developing behaviors and character skills that include integrity, honesty, responsibility, respect, compassion, and self-discipline. Providing experiences in leadership and group problem solving techniques. Having fun and developing lasting relationships and great memories!

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	\$501,237	98.6%	Earned revenue is from summer camp, guide service, and school & group contracts.
Contributions	7,000	1.4%	
Other	14	0.0%	
Total Revenue:	<u>\$508,251</u>	<u>100.0%</u>	
Expenses:			
Program	\$350,026	75.1%	
Administration	115,905	24.9%	
Fund Raising			
Total Expenses:	<u>\$465,931</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$42,320</u>		
Net Assets:	<u>\$78,480</u>		
BOD: Michael Cramer; Scott Gehrman; Jon Hart; Edward Hilton; Evan Tipton			

Mountain Circle
312 Crescent St.
Greenville , CA 95947 County Plumas
www.mountaincircle.org

FEIN 68-0062345 Founded: 1986

Previous Donation: ☐ Yes ☒ No List Date 6/23/2017

Mission:

Mountain Circle Family Services is a non-profit community based organization committed to ensuring stability and life sustaining changes for foster and adoptive children. Relationships are integral to who we are. We believe in providing people with a hand-up to help better themselves. We strive to be a permanent and impactful resource in the communities we serve. An innovated spirit is ever-present in all we do and drives our desire to make the most of our programs and revenues. We uphold ourselves, and those with whom we work, to high-quality work and standards. We strive to serve as a model among and advocate for children & youth.

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	\$2,436,394	96.0%	
Contributions	101,938	4.0%	
Other			
Total Revenue:	<u>\$2,538,332</u>	<u>100.0%</u>	
Expenses:			
Program	\$1,837,713	72.4%	
Administration	702,170	27.6%	
Fund Raising			
Total Expenses:	<u>\$2,539,883</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$1,551)</u>		
Net Assets:	<u>\$417,928</u>		
BOD: Jason Moghaddas; Shalyn Goss; Stacy Saez; Harry Rogers; Zach Revene			

Orange County Rescue Mission, Inc.

1 Hope Drive

Tustin , CA 92782 County Orange

www.rescuemission.org

FEIN 95-2479552 Founded: 1965

Previous Donation: ☐ Yes ☒ No List Date 10/6/2017

Mission:

OUR MISSION

To minister the love of Jesus Christ to the Least, the Last, and the Lost of our Community through the provision of assistance in the areas of guidance, counseling, education, job training, shelter, food, clothing, health care and independent living communities.

OUR PHILOSOPHY

To operate in a dynamic, entrepreneurial manner, expecting to grow and expand numerically, programmatically, and geographically. We seek to be constantly challenged with fresh vision and well-prepared strategies that originate with the President and the senior professional staff, and that are refined, confirmed, and approved by the Board of Directors.

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	\$285,514	1.9%	Serves all. No attendance at any religious service is required but is available.
Contributions	14,536,346	97.6%	
Other	<u>67,784</u>	<u>0.5%</u>	
Total Revenue:	<u>\$14,889,644</u>	<u>100.0%</u>	
Expenses:			
Program	\$7,480,830	69.8%	
Administration	1,085,002	10.1%	
Fund Raising	<u>2,144,241</u>	<u>20.0%</u>	
Total Expenses:	<u>\$10,710,073</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$4,179,571</u>		
Net Assets:	<u>\$45,133,696</u>		
BOD: Steve Callahan; Mark Conzelman; Ralph Duff; Christopher Ferebee; William Guard; Bart Hansen; Jackie Nowlin; Joe Olmans; Jim Palmer			

Selma Arts Foundation
3410 McCall Ave, Suite 106
Selma , CA 93662 County Fresno

FEIN 46-1753527 Founded: 2013
Previous Donation: ☒ Yes ☐ No 1,040 7/14/2017 List Date 8/4/2017

Mission:
THE SELMA ARTS FOUNDATION HAS BEEN ESTABLISHED TO PROVIDE FUNDS FOR: 1 OPPORTUNITIES FOR ARTISTS TO DISPLAY THEIR ART FOR THE BENEFIT OF AREA RESIDENTS. 2) PROGRAMS, TECHNOLOGY, AND CURRICULUM THAT ENCOURAGES STUDENTS AND EDUCATORS TO IMPROVE THEIR ACADEMIC AND PERSONAL CAPABILITIES. 3) PERFORMANCES THAT ENHANCE THE QUALITY OF LIFE AND EXPOSE RESIDENTS TO THE ARTS IN SELMA CA. 4 ACT AS A PRIMARY VEHICLE FOR ATTRACTING AND RECEIVING CASH, GRANTS, SERVICES, AND APPROPRIATE GIFTS OF ANY KIND EXCLUSIVELY FOR THE BENEFIT OF THE ARTS IN SELMA CA.

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

Financial Information: IRS Form 990 for FY 2016

Revenues:	Amount	%	Notes
Government/Earned	\$93,096	100.0%	Previous donation was through the PACE program.
Contributions			
Other			
Total Revenue:	<u>\$93,096</u>	<u>100.0%</u>	
Expenses:			
Program	\$103,163	97.2%	
Administration	2,982	2.8%	
Fund Raising			
Total Expenses:	<u>\$106,145</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$13,049)</u>		
Net Assets:	<u>\$193,164</u>		
BOD: Michael Derr; Kenneth Grey; Rose Robertson; Steven Yribarren; Ernesto Perez			

Shafter Symphony Orchestra

PO Box 699

Shafter , CA 93263 County Kern

FEIN 46-3645665 Founded: 2015

Previous Donation: ☒ Yes ☐ No 1,020 7/14/2017 List Date 8/4/2017

Mission:

The vision of the Shafter Symphony Orchestra is to promote the enjoyment, enrichment, and education of music as a fine art form in the community of Shafter. Each year the Orchestra presents a concert as a part of the Shafter Colours Festival. Past concerts have included a guest performance by Robert MacNeil, film music, and Beethoven's 7th Symphony.

Impact:

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

Financial Information: CA Charity website - 990-N Postcard filing

Revenues:	Amount	%	Notes
Government/Earned Contributions	20,987	100.0%	Previous donation was through the PACE program.
Other			
Total Revenue:	<u>\$20,987</u>	<u>100.0%</u>	
Expenses:			
Program	\$26,556	100.0%	
Administration			
Fund Raising			
Total Expenses:	<u>\$26,556</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$5,569)</u>		
Net Assets:	<u>\$25,908</u>		
BOD: Benjamin Wilson; Joshua Wilson; Charis Franz; Shelly Rogers; Meg Wise			

South Coast Seniors Inc.

PO Box 437

Point Arena , CA 95468 County Mendocino

www.coastalseniors.org

FEIN 94-2902833 Founded: 1983

Previous Donation: ☐ Yes ☒ No List Date 6/23/2017

Mission:

OUR MISSION IS TO HELP IDENTIFY THE NEEDS OF SENIORS IN OUR COASTAL COMMUNITIES AND TO PROVIDE PROGRAMS AND SERVICES DESIGNED TO PROMOTE THEIR WELL-BEING. Provides: Meals on Wheels; Commodity Distribution; Point Arena Food Bank; Calfresh registration; Senior Lunches; Fall prevention program; Bus Service to/from senior lunches; once a month out of town bus service; occasional bus service to cultural events; spot visits to households; car service to doctors and health care; mental health/mood scales; tax preparation; phone help to seniors or their families; community education and information; and, loaner equipment.

Impact:

A donation to the program would help them in the furtherance of their mission

Financial Information: IRS Form 990 for FY 2015

Revenues:	Amount	%	Notes
Government/Earned	\$125,595	36.9%	
Contributions	214,404	63.0%	
Other	<u>234</u>	<u>0.1%</u>	
Total Revenue:	<u>\$340,233</u>	<u>100.0%</u>	
Expenses:			
Program	\$215,711	87.5%	
Administration	15,772	6.4%	
Fund Raising	<u>14,916</u>	<u>6.1%</u>	
Total Expenses:	<u>\$246,399</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$93,834</u>		
Net Assets:	<u>\$323,497</u>		

BOD: Carolyn Andre; Susan Sandoval; Steven Winningham; Marghi Hagen; Paddy Batchelder; Bruce Garland; Randy Jones; Mike Staples; Walt Wells; Kathy White

South Yuba River Citizens League
313 Railroad Ave, Suite 101
Nevada City , CA 95959 County Nevada
www.yubariver.org
FEIN 68-0171371 Founded: 1993
Previous Donation: ☐ Yes ☒ No List Date 7/14/2017

Mission:
SYRCL unites the community to protect and restore the Yuba River. Motivated by our love for this watershed, we advocate powerfully, engage in active stewardship, educate the public, and inspire activism from the Sierra to the sea.
We envision a local community that celebrates the Yuba River's unique environmental and cultural heritage; is committed to a healthy river that supports our spiritual and economic well-being; and whose waters provide a place of healing and recreation.
We embrace all who sincerely care for the Yuba, and although our approaches to this work may differ at times, we pledge to conduct ourselves with utmost integrity and respect for the diversity of opinion and life experiences of others.

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	\$3,052,833	93.2%	
Contributions	222,655	6.8%	
Other	<u>120</u>	<u>0.0%</u>	
Total Revenue:	<u>\$3,275,608</u>	<u>100.0%</u>	
Expenses:			
Program	\$2,909,515	90.6%	
Administration	86,512	2.7%	
Fund Raising	<u>213,811</u>	<u>6.7%</u>	
Total Expenses:	<u>\$3,209,838</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$65,770</u>		
Net Assets:	<u>\$151,911</u>		

BOD: Joseph J. Bell; Barbara Getz; Janet Peake; John Regan; Brian Bisnet; Marty Coleman-Hunt; Roger Hicks; Kurt Lorenz; Shana Maziarz; Isaac Silverman; Debra Weistar

Strategies for Change
4330 Auburn Blvd, Suite 2200
Sacramento , CA 95841 County Sacramento
www.strategies4change.org

FEIN 94-2600143 Founded: 1979

Previous Donation: ☐ Yes ☒ No List Date 6/23/2017

Mission:

Strategies for Change, formerly known as Chemical Dependency Center for Women was founded in 1978 under the name Women’s Stress Alternatives, with the original purpose of treating women addicted to prescription medications. Now, Strategies for Change is considered one of the most comprehensive substance abuse and co-occurring treatment agency’s for both men and women in Sacramento County. We are providing substance abuse, co-occurring mental health, reentry, and related behavioral health services for youth, adults, and families

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	\$2,266,310	100.0%	
Contributions			
Other			
Total Revenue:	<u>\$2,266,310</u>	<u>100.0%</u>	
Expenses:			
Program	\$2,045,446	84.6%	
Administration	373,148	15.4%	
Fund Raising			
Total Expenses:	<u>\$2,418,594</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$152,284)</u>		
Net Assets:	<u>\$727,705</u>		
BOD: Kim Clarke; Noah Baygell; Jenny Bain; BJ Davis; Betsy Michelotti			

Us for Warriors Foundation
1626-G Sweetwater Rd #148
National City , CA 91950 County San Diego
www.Us4Warriors.org

FEIN 46-4167683 Founded: 2014

Previous Donation: ☒ Yes ☐ No 1,060 7/14/2017 List Date 8/4/2017

Mission:

Us for Warriors Foundation or "Us4Warriors" is a California Public Benefit Corporation dedicated to promote the social welfare of the troops and veterans community. "Everything we do helps veterans and their families." That simple statement is clear, but also full of energy, excitement, hard work, determination and proven results that we apply to the fullest extent. We believe our own history of military and veteran related service and proven commitment to others every day gives those simple, eight words the most effective and resourceful meaning imaginable. Through our Us for Warriors supporting programs, helping hand deeds, inspiring events and advocacy, we believe that the key to making lives of fellow veterans better is to focus on the "whole veteran" and find ways to engage a community to fill the gaps and make a difference to enrich the lives of veterans and their families. Everything we do helps veterans and their families. The footprint we leave behind is not just imprints from strong boots, but also strong lives.

Impact:

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

Financial Information: IRS Form 990 for FY 2016

Revenues:	Amount	%	Notes
Government/Earned Contributions	29,445	77.5%	Previous donation was the PACE program.
Other	<u>8,564</u>	<u>22.5%</u>	
Total Revenue:	<u>\$38,009</u>	<u>100.0%</u>	
Expenses:			
Program	\$48,771	100.0%	
Administration			
Fund Raising			
Total Expenses:	<u>\$48,771</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$10,762)</u>		
Net Assets:	<u>\$9,844</u>		
BOD: Anthony Steward; Manny Otero; Lucas Penshorn; Ken Greenawald; Howard Darter; Ron Stark; Josh Pederson; Chris Ramirez; Dan Rice; Dan Sutton; Elizabeth Moyer			

Veterans Association of North County

1617 Mission Ave

Oceanside , CA 92058 County San Diego

www.vancnorthcounty.org

FEIN 20-5862344 Founded: 2007

Previous Donation: ☒ Yes ☐ No 1,080 7/14/2017 List Date 8/4/2017

Mission:

Veterans Association of North County (VANC), located in Oceanside, California, is a 501(c)3 non-profit organization created by a group of dedicated veterans to empower other veterans, members of the military, and their families by providing needed support and resources. We are an umbrella association that represents more than 30 veteran organizations spanning all branches of military service (including reserve personnel) and encompassing all generations, from active duty through retirees. Our mission is to serve as a one-stop resource center for all veterans and military, centralizing the services of diverse agencies to assist them with jobs, education, finances, health and wellness, and family issues.

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			Previous donation was through the PACE program
Contributions	199,132	117.1%	
Other	(29,077)	-17.1%	
Total Revenue:	<u>\$170,055</u>	<u>100.0%</u>	
Expenses:			
Program	\$2,400	11.1%	
Administration	6,298	29.2%	
Fund Raising	<u>12,851</u>	<u>59.6%</u>	
Total Expenses:	<u>\$21,549</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$148,506</u>		
Net Assets:	<u>\$1,873,890</u>		

BOD: Chuck Atkinson; Mark Desens; Brenda Bomar; Kris Thorsten; John Meyer

Victory Village, Inc.
12408 Kennedy Flat Road
Jackson , CA 95642 County Amador
www.victoryvillageamador.org

FEIN 32-0380137 Founded: 2013

Previous Donation: ☐ Yes ☒ No List Date 1/13/2017

Mission:
OUR DUTY IS TO SERVE THOSE WHO HAVE SERVED OUR GREAT NATION. WE FACILITATE VETERANS SERVICES FOR OUR SERVICE MEMBERS, VETERANS, AND FAMILIES BY STREAM LINING ACCESS TO VETERAN'S HOUSING, EDUCATION, LIFE SKILLS, AND PHYSICAL WELLNESS 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	\$364,189	92.3%	
Contributions	30,116	7.6%	
Other	<u>200</u>	<u>0.1%</u>	
Total Revenue:	<u>\$394,505</u>	<u>100.0%</u>	
Expenses:			
Program	\$385,464	92.7%	
Administration	29,487	7.1%	
Fund Raising	<u>703</u>	<u>0.2%</u>	
Total Expenses:	<u>\$415,654</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$21,149)</u>		
Net Assets:	<u>\$109,844</u>		
BOD: Leland Meyer; Richard Judd; Eric Almquist; Barry Franks; Eddie Clayton; Jason Mulford; Nichole Mulford			

Volunteers of America - Northern California and Northern Nevada
3434 Marconi Avenue
Sacramento , CA 95821 County Sacramento
www.voa-ncnn.org
FEIN 94-6001984 Founded: 1911
Previous Donation: ☒ Yes ☐ No 20,000 7/18/2014 List Date 4/28/2017

Mission:

Volunteers of America works to prevent and end homelessness through a range of support services including eviction prevention, emergency services, transitional housing and permanent affordable housing. Once we engage homeless individuals, including youth and families with children, we stay with them for as long as it takes to return them to self-sufficiency. Sacramento individuals and families leaving homelessness behind receive intensive, comprehensive employment counseling, job referrals and ongoing job coaching through Volunteers of America. Combined with stable housing, ongoing case management and support, financial literacy workshops and more, students develop the tools to lead independent lives and serve as positive role models for their families.

Impact:

A donation would be restricted to California and would assist them in their mission.

Financial Information: IRS Form 990 for FY 2014

Revenues:	Amount	%	Notes
Government/Earned	\$15,139,188	92.5%	The previous donation was to the Mather Campus
Contributions	1,208,787	7.4%	
Other	<u>12,000</u>	<u>0.1%</u>	
Total Revenue:	<u>\$16,359,975</u>	<u>100.0%</u>	
Expenses:			
Program	\$13,111,557	80.0%	
Administration	2,848,620	17.4%	
Fund Raising	<u>420,997</u>	<u>2.6%</u>	
Total Expenses:	<u>\$16,381,174</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$21,199)</u>		
Net Assets:	<u>\$7,013,277</u>		
BOD: Paul Esch; Paul Ioanidis; Orlando Batturaro; Kathryn Radtkey-Gaither; Leo McFarland; Melissa Blair Aliotti; Bryan Bullard; Scott Drysch; Steven K. Green; Tom Lee; Judy McGarry; John Orr; Susanne Sadler; Stan Stancell; Joe Stinson; Rick Wylie			

WEAVE

1900 K Street

Sacramento , CA95811CountySacramento

www.weaveinc.org

FEIN94-2493158Founded: 1978

Previous Donation: ☒ Yes ☐ No10,0007/1/2011List Date10/27/2017

Mission:

WEAVE is the primary provider of crisis intervention services for survivors of domestic violence and sexual assault in Sacramento County. Through a multi-disciplinary effort with Sacramento County, law enforcement, the Commercially Sexually Exploited Children Court, Child Protective Services, and the District Attorney’s Office, WEAVE also provides 24/7 response, outreach and services for victims of sex trafficking.

It is WEAVE’s mission to build a community that does not tolerate sexual assault, domestic violence and sex trafficking and provides survivors with the support they need to be safe and thrive. WEAVE’s vision is a community free of violence and abuse.

Impact:

A donation would be used to replace the current flooring which has been damaged over the years.

Financial Information: IRS Form 990 for FY 2015

Revenues:	Amount	%	Notes
Government/Earned	\$1,637,405	47.7%	
Contributions	1,671,931	48.7%	
Other	<u>122,840</u>	<u>3.6%</u>	
Total Revenue:	<u>\$3,432,176</u>	<u>100.0%</u>	
Expenses:			
Program	\$3,285,859	85.4%	
Administration	300,744	7.8%	
Fund Raising	<u>259,039</u>	<u>6.7%</u>	
Total Expenses:	<u>\$3,845,642</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>(\$413,466)</u>		
Net Assets:	<u>\$3,156,295</u>		

BOD: Neil Forester; Rebecca Rawson; Scott Wolcott; Bryan Merica; Garry Maisel; Stan Atkinson; Priya Batra; Donna Davis; Soyla Fernandez; Thomas Ford; Lishaun Francis; Matthew G. Jacobs; Catherine Kendall; Arlen Orchard; Jill Ragsdale; Lori Rianda; Norma Rivera; David Townsend; Ashley L. West; Beth Hassett

Donations as of 12/8/2017

