



PROCEDURAL ITEMS FOR THE CMFA SUMMARY AND RECOMMENDATIONS

Items: A1, A2, A3

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



SPONSORSHIP OF THE NATIONAL HOUSING & REHABILITATION ASSOCIATION SPRING FORUM

Subject: Sponsorship of the Housing California Conference

Meeting: February 21, 2020

Background:

It is expected that the NH&RA Spring Forum will draw the leading affordable housing developers and owners from around the country. Developer participation typically exceeds 60 percent of the overall conference attendance.

The conference will be held May 4-5, 2020 at the Ritz-Carlton, Marina del Rey.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Silver Sponsorship of \$6,000 for the 2020 NH&RA Spring Forum.



SEASONS AT MIRAFLORES SUMMARY AND RECOMMENDATIONS

Applicant:	LINC Housing Corporation
Action:	Initial Resolution
Amount:	\$15,000,000
Purpose:	Finance an Affordable Multi-Family Rental Housing Facility Located in the City of La Quinta, Riverside County, California
Activity:	Affordable Housing
Meeting:	February 21, 2020

Background:

LINC Housing (“LINC”) has a 31-year history of creating communities for thousands of families and seniors throughout California. LINC is committed to building and preserving housing that is affordable, environmentally sustainable, and a catalyst for community improvement. Through their LINC Cares program, they are also providing life-enhancing services that improve the quality of life for their residents.

LINC Housing and LINC Cares remain committed to their overall goal of serving California communities through housing. Now more than ever, they are focused on helping their residents through these difficult times and finding new and creative ways to keep building and preserving affordable homes. They will accomplish their goals by implementing the following strategies:

- Develop and construct new affordable housing for seniors, families and special needs populations
- Protect California’s affordable housing supply through purchase of existing rentals
- Develop sustainable urban in-fill, mixed-use, and transit-oriented properties
- Retrofit existing affordable housing to create energy savings, healthful living environments, and positive environmental impact
- Provide supportive services that enhance the lives of our residents
- Advocate strong public policy for affordable housing

The Project:

The Seasons at Miraflores Apartments project is an acquisition/rehabilitation of a 118-unit affordable multi-family housing development for seniors. The project accommodates seniors with unit sizes of one and two bedrooms and is located at 47747 Gertrude Way, La Quinta, CA. Two units will be set aside as managers units. Amenities include furnished appliances, community building with clubhouse, offices, laundry, swimming pool and spa and open space. This financing will preserve 116 units of affordable housing for the City of La Quinta for the next 55 years.

The City of La Quinta:

The City of La Quinta is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$6,583 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 10,532,786
Seller Take Back Loan:	\$ 3,657,865
Corporate Fund for Housing Recap:	\$ 1,874,127
GP Equity Replacement Reserve:	\$ 295,895
Accrued/deferred Soft loan interest:	\$ 186,552
Deferred Developer Fee:	\$ 1,112,048
Cost Deferred Until Completion:	\$ 812,220
Equity:	<u>\$ 1,417,010</u>
Total Sources:	\$ 19,888,503

Uses of Funds:

Land Acquisition:	\$ 400,000
Building Acquisition:	\$ 8,620,000
Rehabilitation:	\$ 4,171,645
Architectural & Engineering:	\$ 400,000
Legal & Professional:	\$ 150,000
Financing Fees:	\$ 1,146,721
Title/Escrow:	\$ 90,000
Other Costs*:	\$ 4,148,937
Hard Cost Contingency:	\$ 625,747
Costs of Issuance:	<u>\$ 135,453</u>
Total Uses:	\$ 19,888,503

Terms of Transaction:

Amount:	\$15,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	December 2020

Public Benefit:

Senior families will be able to enjoy high quality, independent, affordable housing in the City of La Quinta, California.

Percent of Restricted Rental Units in the Project: 100%

61% (71 Units) restricted to 50% or less of area median income households; and

39% (45 Units) restricted to 60% or less of area median income households.

Unit Mix: 1-, and 2-bedroom units

Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Charlie, Mackie, Power & Ross LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$15,000,000 for Seasons at Miraflores Apartments affordable multi-family housing facility located in the City of La Quinta, Riverside 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.



LADERA, VICTORIA AND DAHLIA PROJECTS SUMMARY AND RECOMMENDATIONS

Applicant: Peoples' Self-Help Housing Corporation

Action: Initial Resolution

Amount: \$25,000,000

Purpose: Finance Affordable Multifamily Rental Housing Projects
Located in the Cities of Santa Barbara and Carpinteria,
Santa Barbara County, California

Activity: Affordable Housing

Meeting: February 21, 2020

Background:

The Mission of Peoples' Self-Help Housing is to provide affordable housing and programs leading to self-sufficiency for low-income families, seniors and other special needs groups on California's Central Coast.

Peoples' Self-Help Housing ("PSHH") is a national award-winning non-profit organization that creates affordable housing and self-sufficiency programs on California's Central Coast; San Luis Obispo, Santa Barbara, and Ventura Counties.

In 1970 in San Luis Obispo, California, a small group of people and local community leaders were concerned about the lack of affordable housing available to low-income and special needs households. The group learned of a federally sponsored program available to non-profit sponsors to finance the construction of owner built low-income housing. The group incorporated to form Peoples' Self-Help Housing. Since then, the organization has built approximately 1,100 "sweat equity" and 1,400 affordable rental units. They operate 30 affordable housing complexes in San Luis Obispo, Santa Barbara and Ventura counties. PSHH has helped over 1,150 first time home buyers build and purchase their first home (residents contribute over 2,000 hours of 'sweat equity' in building their home).

The Project:

The project is an Acquisition/ Rehabilitation of a scattered site project consisting of 3 properties; Ladera Street Apartments located at 322 Ladera Street, Victoria Street Bungalows located at 210 West Victoria Street in the city of Santa Barbara, and Dahlia Courts I located at 1305 Dahlia Court in Carpinteria, CA. The unit count for the entire 3-property rehabilitation is 122 units.

Ladera Street Apartments contains four, 2-story buildings totaling 51 units and sits on 1.31 acres. The property is adjacent to the intersection of West Gutierrez Street and Ladera Street in the Lower Westside neighborhood. On-site amenities include a playground, basketball court, barbeque area, laundry room and a common area.

The Victoria Street Bungalows property is composed of 10 individual bungalows and one apartment building, which encompasses 6 units. The 0.5-acre property is located in the West Downtown neighborhood of Santa Barbara and is zoned C-G (C-2) Commercial General.

Dahlia Courts I is an existing housing development consisting of six, one to two level residential buildings totaling 56 units and has a conventional wood-frame structure. The property is adjacent to the intersection of Santa Ynez Ave and Via Real Rd in Carpinteria, California. The project sits on 2.88 acres. Amenities include a laundry facility and ample green space with playground equipment. The community room with a kitchen and the separate learning center are used to provide special and educational programs.

PSHH will continue to provide Education and Support Service in the three properties. Residents will have access to a network of resources and programming designed to promote health, well-being, and community engagement. The Community Services Coordinators administer these services and are usually provided in the Community Room or outside patios, depending on the activities. An afterschool and college prep programming is offered at Ladera Apartments and Dahlia Court I to support youth and create pathways to career development for adult learners. These Services are administered by the Education Coordinators. For Ladera Apartments residents, supportive and Education services will continue to be hosted at the Community Center. Dahlia Court I will continue to share the Community Room with Dahlia Court II and services will continue to be hosted at the same premises. Victoria Bungalow utilizes the services provided at Ladera Apartments or other properties located in Santa Barbara.

Additionally, one-on-one counseling, and case management will continue to be offered in all 3 properties. The social workers on site provide these services. Rehabilitation of sites is necessary to address, upgrade and enhance health and safety while ensuring its long-term viability. The financing of this project will result in the retaining of 120 affordable apartments for the next 55 years.

The County of Santa Barbara:

The County of Santa Barbara is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the County is expected to receive approximately \$12,028 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 19,245,859
Assumptions of Existing Soft Loans:	\$ 5,593,568
Soft Loan Accrued Interest:	\$ 237,525
RCAC:	\$ 183,598
Seller Carryback Loan:	\$ 5,881,015
GP Equity:	\$ 100
LP Equity:	\$ 1,043,518
Total Sources:	\$ 32,185,183

Uses of Funds:

Building Acquisition:	\$ 19,363,937
Rehabilitation:	\$ 8,766,548
Architectural & Engineering:	\$ 572,221
Legal & Professional:	\$ 553,678
Relocation:	\$ 822,438
Development Fee:	\$ 800,000
Market Study & Rent Up Expenses:	\$ 48,881
Cost of Issuance:	\$ 487,843
Construction loan interest & insurance:	\$ 769,637
Total Uses:	\$ 32,185,183

Terms of Transaction:

Amount:	\$25,000,000
Maturity:	17 years
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Estimated Closing:	September 2020

Public Benefit:

A total of 120 family households will continue to be able to enjoy high quality, independent, affordable housing in the Cities of Santa Barbara and Carpinteria for another 55 years.

Percent of Restricted Rental Units in the Project: 100%

2% (2 Units) restricted to 40% of area median income households.

40% (49 Units) restricted to 50% of area median income households.

58% (69 Units) restricted to 60% of area median income households.

Unit Mix: 1-,2-, and 3-bedroom units

Term of Restriction: 55 years

Finance Team:

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

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$25,000,000 for Scattered Sites affordable housing projects located in the Cities of Santa Barbara and Carpinteria, Santa Barbara 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.



ISLA VISTA APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Peoples' Self-Help Housing Corporation

Action: Initial Resolution

Amount: \$16,100,000

Purpose: Finance an Affordable Multifamily Rental Housing Project
Located in the Unincorporated area of Isla Vista, Santa
Barbara County, California

Activity: Affordable Housing

Meeting: February 21, 2020

Background:

The Mission of Peoples' Self-Help Housing is to provide affordable housing and programs leading to self-sufficiency for low-income families, seniors and other special needs groups on California's Central Coast.

Peoples' Self-Help Housing ("PSHH") is a national award-winning non-profit organization that creates affordable housing and self-sufficiency programs on California's Central Coast; San Luis Obispo, Santa Barbara, and Ventura Counties.

In 1970 in San Luis Obispo, California, a small group of people and local community leaders were concerned about the lack of affordable housing available to low-income and special needs households. The group learned of a federally sponsored program available to non-profit sponsors to finance the construction of owner built low-income housing. The group incorporated to form Peoples' Self-Help Housing. Since then, the organization has built approximately 1,100 "sweat equity" and 1,400 affordable rental units. They operate 30 affordable housing complexes in San Luis Obispo, Santa Barbara and Ventura counties. PSHH has helped over 1,150 first time home buyers build and purchase their first home (residents contribute over 2,000 hours of 'sweat equity' in building their home).

The Project:

The Isla Vista Apartments is an Acquisition/ Rehabilitation of an existing 56-unit apartment property. The project is located adjacent to the intersection of Abrego Road and Camino Del Sur in Isla Vista, California. The site includes 3 separate buildings. The unit breakdown is 24 one-bedroom, 16 two-bedroom and 16 three-bedroom units. These units are currently occupied by families and farmworkers. The project has several community amenities such as Children's Park and Estero Park, which are both located ¼ mile from the apartment buildings. The apartments also include a new community room with kitchen, laundry facilities, enclosed security gates and a play area for children. The funding sources include Santa Barbara County HOME dollars, non-competitive 4% Federal Tax-Credits and tax-exempt bonds. The financing of this project will result in the retaining of 55 affordable apartments for the next 55 years.

The County of Santa Barbara:

The County of Santa Barbara is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the County is expected to receive approximately \$7,719 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 12,385,820
HOME – SB County:	\$ 1,000,000
Seller Notes:	\$ 5,105,854
Assumed Soft Debt:	\$ 1,752,952
Investor Capital Contributions:	\$ 830,731
GP Capital:	\$ 1,000,712
Deferred Dev Fee, Perm Loan Costs, Reserves:	\$ 1,589,510
Total Sources:	\$ 23,665,579

Uses of Funds:

Total Acquisition Costs:	\$ 8,956,360
Rehabilitation:	\$ 8,385,096
Architectural & Engineering:	\$ 303,060
Construction Interest & Fees:	\$ 890,971
Permanent Financing Costs:	\$ 27,500
Reserves Costs:	\$ 105,127
Appraisal Costs:	\$ 10,000
Construction Contingency Costs:	\$ 1,262,468
Legal Costs:	\$ 12,500
Other Costs*:	\$ 608,115
Developer Fee:	\$ 2,974,382
Syndication Costs:	\$ 130,000
Total Uses:	\$ 23,665,579

Terms of Transaction:

Amount:	\$16,100,000
Maturity:	17 years
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Estimated Closing:	September 2020

Public Benefit:

A total of 55 family households will continue to be able to enjoy high quality, independent, affordable housing in the unincorporated area of Isla Vista.

Percent of Restricted Rental Units in the Project: 100%
36% (20 Units) restricted to 50% of area median income households.
51% (28 Units) restricted to 60% of area median income households.
13% (7 Units) restricted to 80% of area median income households.
Unit Mix: 1-, 2-, and 3-bedroom units
Term of Restriction: 55 years

Finance Team:

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

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$16,100,000 for Isla Vista multifamily affordable housing project located in the unincorporated area of Isla Vista, Santa Barbara 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.



SANGO COURT SUMMARY AND RECOMMENDATIONS

Applicant:	Resources for Community Development
Action:	Initial Resolution
Amount:	\$55,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Milpitas, Santa Clara County California.
Activity:	Affordable Housing
Meeting:	February 21, 2020

Background:

For 30 years, Resources for Community Development (“RCD”) has created and preserved affordable housing for very low-income individuals and families. Thousands of low-income families have benefitted from rent that’s within their means, allowing them to live independently. For low-income seniors, working families and people with special needs – the Mission of RCD is to create and preserve affordable housing for them, to build community and enrich lives.

Rents in the Bay Area have been relatively high for many years. That’s what motivated a group of Berkeley community members to found the non-profit to address the problem of an inadequate supply of safe, affordable housing for low-income people who were being pressured to leave the community because of rising rents. Today, RCD continues to look for opportunities to work together with the community to reimagine, recreate, and redefine how to provide affordable homes, for a better future for those with the fewest options.

RCD serves low-income people with household incomes of 20 to 60 percent of the Area Median Income (up to \$56,100 for a family of four in the Bay Area). Starting with a range of housing options, from studios and single room occupancy to four-bedroom apartments, RCD also reserves over 30 percent of our units for people with special needs.

The CMFA has facilitated four other projects with RCD.

The Project:

The Sango Court Apartments project is the new construction of an affordable housing development located at 355 Sango Court in the City of Milpitas. The site will be a 102-unit affordable housing development for families and individuals experiencing homelessness. The project will consist of one-bedroom, two-bedroom and three-bedroom apartments. One 2-bedroom unit will be reserved for the on-site property manager. 40 households will be formerly homeless and referred through the County's Coordinated Entry System.

The development of this site will turn an underutilized parcel with an industrial building into affordable housing. Additionally, an accessible bike trail will be built as a part for this construction that will be built out to span along the neighboring creek with future development. In addition to the public benefit of this housing, the construction of this development will be a major source of economic development by employing many on-site as well as property management and services staff through operations.

The financing of this project will result in the addition of 101 units of affordable housing for low-income households in the City of Milpitas for 55 years.

The City of Milpitas:

The City of Milpitas is a member of the CMFA and will be asked to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$16,667 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 44,050,000
Santa Clara County:	\$ 9,100,000
City of Milpitas:	\$ 6,500,000
City of Milpitas CDBG:	\$ 449,097
State HOME Funds:	\$ 5,000,000
Accrued Interest:	\$ 498,437
Income From Holding Period:	\$ 175,000
Deferred Developer Fee:	\$ 1,813,849
Costs Deferred Until Perm:	\$ 4,353,979
Equity:	\$ <u>12,432,202</u>
Total Sources:	\$ 84,372,564

Uses of Funds:

New Construction:	\$ 58,837,849
Architectural & Engineering:	\$ 2,070,970
Legal & Professional:	\$ 277,000
Permanent Financing:	\$ 191,878
Construction and Fees:	\$ 5,484,581
Contingencies:	\$ 6,012,609
Other Costs:	\$ 4,538,183
Reserves:	\$ 1,459,494
Developer Fee:	\$ <u>5,500,000</u>
Total Uses:	\$ 84,372,564

Terms of Transaction:

Amount:	\$55,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	November 2020

Public Benefit:

A total of 101 households will be able to enjoy high quality, independent, affordable housing in the City of Milpitas for 55 years.

Percent of Restricted Rental Units in the Project: 100%

20% (21 Units) restricted to 25% or less of area median income households; and
22% (50 Units) restricted to 30% or less of area median income households; and
10% (14 Units) restricted to 50% or less of area median income households; and
48% (16 Units) restricted to 60% or less of area median income households.

Unit Mix: Studio, 1-, 2-, and 3-bedroom units

Term of Restriction: 55 years

Finance Team:

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

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$55,000,000 for Sango Place affordable multi-family housing facility located in the City of Milpitas, Santa Clara County, California.

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



WINDSOR GARDENS APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: Community Housing Works

Action: Final Resolution

Amount: \$21,557,591

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

Activity: Affordable Housing

Meeting: February 21, 2020

Background:

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

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

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

This will be the CMFA’s 7th project with CHW.

The Project:

Windsor Gardens Apartments is an acquisition/rehabilitation project located at 1600 West 9th Ave., Escondido, CA. The project was constructed circa 1978 and is comprised of 132 residential units in a 34 one-story wood framed building complex. The project site is located on a flat, well landscaped area in the vineyard neighborhood of Escondido. The unit mix consists of 128 one-bedroom residential units and 4 two-bedroom units all located in 4-plex buildings. The common facilities are in a one-story office/community building, and include the rental office, maintenance room, a community room with warming kitchen, laundry room and outdoor patio/seating. The proposed rehabilitation includes accessibility improvements; energy efficiency improvements; new floor coverings; exterior painting; new kitchen appliances; plumbing, HVAC, and electrical upgrades. The financing of this project will result in preserving affordable housing for 130 low-income households in the City of Escondido for another 55 years.

The City of Escondido:

The City of Escondido is a member of the CMFA and held a TEFRA hearing on August 7, 2019. Upon closing, the City is expected to receive approximately \$12,715 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:	\$ 10,579,268	\$ 4,881,000
Tranche B Financing:	\$ 10,978,323	\$ 9,678,323
LIH Tax Credit Equity:	\$ 0	\$ 8,243,964
General Partner Equity:	\$ 199,200	\$ 199,200
Deferred Developer Fee:	\$ 1,801,229	\$ 1,801,229
Accrued/Deferred Interest:	\$ 405,689	\$ 405,689
Limited Partner Equity:	\$ 836,376	\$ 0
Net Income From Operations:	\$ 0	\$ 530,558
City of Escondido Loan:	\$ 900,000	\$ 900,000
Cost Deferred Until Conversion:	<u>\$ 1,059,678</u>	<u>\$ 0</u>
Total Sources:	\$ 26,759,763	\$ 26,639,963

Uses of Funds:

Land Acquisition:	\$ 14,929,375
Rehabilitation:	\$ 5,013,995
Relocation:	\$ 430,000
Construction Interest and Fees:	\$ 1,353,348
Architectural & Engineering:	\$ 325,000
Legal & Professional:	\$ 30,000
Reserves:	\$ 327,342
Hard Cost Contingency:	\$ 711,842
Developer Fee:	\$ 3,201,229
Soft Costs & Other Project Costs*:	\$ 273,724
Permanent Financing:	<u>\$ 44,108</u>
Total Uses:	\$ 26,639,963

Terms of Transaction:

Amount:	\$21,557,591
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	February 2020

Public Benefit:

A total of 130 low-income households will continue to be able to enjoy high quality, independent, affordable housing in the City of Escondido for another 55 years.

Percent of Restricted Rental Units in the Project: 100%

- 25% (33 Units) restricted to 30% or less of area median income households; and
- 36% (47 Units) restricted to 50% or less of area median income households; and
- 39% (50 Units) restricted to 60% or less of area median income households.

Unit Mix: 1- & 2-bedroom units

Term of Restriction: 55 years

Finance Team:

Lender:	Union Bank, N.A.
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Rutan & Tucker
Borrower Counsel:	Gubb & Barshay LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$21,557,591 for Windsor Gardens Apartments affordable multi-family housing facility located in the City of Escondido, San Diego County, California.

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

**The information mandated by California Government Code Section 5852.1, including the true interest cost, finance charge, amount of proceeds received from the sale, and the total payment amount to final maturity is attached to this report



KENSINGTON HOMES APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant: InSite Development, LLC

Action: Final Resolution

Amount: \$9,000,000

Purpose: Finance an Affordable Multifamily Rental Housing Facility
Located in the City of Lancaster, County of Los Angeles,
California

Activity: Affordable Housing

Meeting: February 21, 2020

Background:

InSite Development acquires, rehabilitates and develops properties in the Southern California area for their own portfolio. Insite's affiliated company, Ironwood Management, operates and manages the day to day business of this 2,600+ unit, quarter billion-dollar portfolio. InSite's 15+ years of experience in both market rate and affordable multi-family housing allows the team to see opportunities where others may not. The purpose of InSite is to leverage their team's intrinsic energy, creativity, relationships and experience to unleash existing financial resources in partnerships with local social service providers and community leaders to create a true social impact through the creation of new housing. InSite's core strength is the company's ability to identify and move quickly on undervalued land and acquisition/rehabilitation properties and then to creatively secure financing sources to execute its vision for quality housing. The company's geographic focus gives them important competitive advantages and knowledge of local markets, city governments and social economic needs.

InSite Development prides itself in taking a product and making it better by prioritizing rehabilitation, sometimes substantial, and upgrades to create an environment of affordable elegance. Beyond basic rehabilitation repairs like new roofs and paint, InSite also offers amenities such as pools, gyms, tennis courts and panoramic views. But above all else, or perhaps most importantly, InSite Development feature properties are all at low market rent and all in a place anyone would be proud to call home.

The Project:

The Kensington Homes Apartments project is the new construction of a 51-unit affordable multi-family housing development for the chronically homeless. This is the third phase of the Kensington Campus. The project is to be located on land that is currently vacant, located at the corner of Avenue I and 32nd Street West, in Lancaster, California. The development will consist of 50 restricted units and one unrestricted manager's unit. Rents will be restricted to households making less than 30% of AMI. The units will range in size from 500 to 965 square feet and will consist entirely of 1-bedroom units. The project will be located close to public transportation, retail marketplaces and public schools. Common amenities include a community room, a central courtyard and laundry facilities. Each unit will have a refrigerator, stove, bed, dresser, a lamp, a dining table with chairs and window coverings. There are 47 parking spaces (4 accessible and 2 future electrical stalls) provided. The financing of this project will result in the creation of 50 affordable apartments in the City of Lancaster for the next 55 years.

The City of Lancaster:

The City of Lancaster is a member of the CMFA and held a TEFRA hearing on October 8, 2019. Upon closing, the City is expected to receive approximately \$5,000 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:	\$ 9,000,000	\$ 1,100,000
LIH Tax Credit Equity:	\$ 696,346	\$ 5,296,346
Deferred Developer Fee:	\$ 195,020	\$ 195,020
No Place Like Home LACDA:	<u>\$ 8,200,000</u>	<u>\$ 11,500,000</u>
Total Sources:	\$ 18,091,366	\$ 18,091,366
Uses of Funds:		
New Construction:	\$ 11,368,000	
Contractor Overhead & Profit:	\$ 732,000	
Architectural & Engineering:	\$ 275,000	
Legal & Professional:	\$ 85,000	
Construction Interest & Fees:	\$ 895,000	
Permanent Financing:	\$ 20,000	
Reserves:	\$ 599,568	
Hard Cost Contingency:	\$ 900,000	
Developer Fee:	\$ 2,271,638	
Other Costs*:	<u>\$ 945,160</u>	
Total Uses:	\$ 18,091,366	

Terms of Transaction:

Amount:	\$9,000,000
Maturity:	17 years
Collateral:	Deed of Trust
Bond Purchasers:	Private Placement
Estimated Closing:	March 2020

Public Benefit:

A total of 50 households will be able to enjoy high quality, independent, affordable housing in the City of Lancaster. On-site social services for chronically homeless residents will be provided by Ocean Park Community Center Aka The People Concern. The construction of this project will provide affordable living for the chronically homeless in the City of Lancaster for 55 years.

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

Finance Team:

Lender:	California Bank and Trust
Bond Counsel:	Kutak Rock, LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Sheppard Mullin
Borrower Counsel:	Bocarsly Emden Cowan Esmail & Arndt, LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$9,000,000 for the Kensington Homes Apartments multifamily affordable housing project located in the City of Lancaster, Los Angeles County, California.

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

**The information mandated by California Government Code Section 5852.1, including the true interest cost, finance charge, amount of proceeds received from the sale, and the total payment amount to final maturity is attached to this report



HOPE CENTER APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	BRIDGE Housing Corporation
Action:	Final Resolution
Amount:	\$19,000,000
Purpose:	Finance an Affordable Multi-Family Rental Housing Facility Located in the City of Berkeley, Alameda County, California
Activity:	Affordable Housing
Meeting:	February 21, 2020

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:

BFHP HOPE Center Permanent Supportive Housing is designed to serve those most in need of housing, the disabled and chronically homeless. Located in Downtown Berkeley, BFHP HOPE Center Permanent Supportive Housing is part of a mixed-use development consisting of 53 units of permanent supportive housing, as well as transitional housing, temporary housing, tax credit affordable housing units, community support spaces and supportive services. It will be developed by BRIDGE Housing Corporation ("BRIDGE") in partnership with Berkeley Food and Housing Project ("BFHP").

The larger Berkeley Way project is comprised of three separate program uses, all within one building envelope with three separate air rights parcels:

- BRIDGE Berkeley Way Affordable Housing Development: 89 units of affordable housing
- BFHP Hope Center Temporary Housing: 44 temporary housing beds, supportive services spaces and office suite
- BFHP Hope Center Permanent Supportive Housing: 53 units of permanent supportive housing.

The BFHP HOPE Center Permanent Supportive Housing and BFHP Hope Center Temporary Housing parcels will be co-located in one physical building ("BFHP Hope Center").

BFHP HOPE Center will be a six-story building. It will consist of one level of concrete construction, with five levels of wood frame construction above. The project has no parking requirement and as such no parking spaces will be provided for tenants.

The 53 units of permanent supportive housing within the BFHP HOPE Center Permanent Supportive Housing component, will include studio apartments on floors 3-6, with lounge areas, laundry room and storage. Residents of the BFHP HOPE Center Permanent Supportive Housing units will access the supportive services center developed as part of the BFHP Temporary parcel on the ground floor. BFHP will provide on-site supportive and resident services.

This mixed-use project includes the following additional design features:

- Open Space on the ground floor in the rear yard and in the front yard at the sidewalk.
- Bicycle parking at the ground level at the interior and exterior.
- The project will utilize the GreenPoint Rating System as authored by Build-It Green to pursue the goal of GreenPoint equivalent of LEED Gold.
- The landscape design will comply with all CALGreen and East Bay MUD requirements.

This financing will create 53 units of affordable housing for the City of Berkeley for the next 55 years.

The City of Berkeley:

The City of Berkeley is a member of the CMFA and held a TEFRA hearing on September 10, 2019. Upon closing, the City is expected to receive approximately \$10,495 as part of the CMFA's sharing of Issuance Fees.

Proposed Financing:

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond:	\$ 19,000,000	\$ 0
LIH Tax Credit Equity:	\$ 1,283,058	\$ 12,706,703
GP Equity:	\$ 0	\$ 566,440
City of Berkeley:	\$ 4,600,134	\$ 9,797,207
Alameda County A1:	\$ 6,362,839	\$ 6,362,839
HCD AHSC:	\$ 0	\$ 2,238,142
HCD NPLH:	\$ 0	\$ 3,590,816
HCD SHMHP:	\$ 0	\$ 3,854,205
Total Sources:	\$ 31,246,031	\$ 39,116,352

Uses of Funds:	
Land Acquisition:	\$ 97,528
New Construction:	\$ 21,394,766
Architectural & Engineering:	\$ 1,196,775
Contractor Overhead & Profit:	\$ 665,734
Legal & Professional:	\$ 33,063
Construction Interest & Fees:	\$ 2,397,328
Permanent Financing:	\$ 143,748
Developer Fee:	\$ 1,000,000
Other Costs*:	\$ 3,795,082
Hard Cost Contingency:	\$ 1,103,025
Reserves:	\$ 7,168,290
Local Development Impact Fees:	\$ 121,013
Total Uses:	\$ 39,116,352

Terms of Transaction:

Amount:	\$19,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	March 2020

Public Benefit:

A total of 53 households will be able to enjoy high quality, independent, affordable housing in the City of Berkeley, California for the next 55 years.

Percent of Restricted Rental Units in the Project: 100%
100% (53 Units) restricted to 50% or less of area median income households
Unit Mix: Studio units
Term of Restriction: 55 years

Finance Team:

Lender:	Silicon Valley Bank
Bond Counsel:	Quint & Thimmig LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Sheppard Mullin Richter & Hampton LLP
Borrower Counsel:	Goldfarb and Lipman LLP
Financial Advisor:	Community Economics, Inc.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$19,000,000 for BFHP Hope Center Permanent Supportive Housing affordable multi-family housing facility located in the City of Berkeley, County of Alameda, California.

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

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BRIDGE BERKELEY WAY APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	BRIDGE Housing Corporation
Action:	Final Resolution
Amount:	\$42,000,000
Purpose:	Finance an Affordable Multi-Family Rental Housing Facility Located in the City of Berkeley, Alameda County, California
Activity:	Affordable Housing
Meeting:	February 21, 2020

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:

BRIDGE Berkeley Way Affordable Apartments is a new construction 89-unit affordable housing project located in Downtown Berkeley. The project site is located within the boundaries of the City of Berkeley's Downtown Area Plan. The Project will provide 88 units of housing restricted to households earning between 50% and 60% of AMI. The unit mix includes 34 studio units, 35 one-bedroom units and 19 two-bedroom units. BRIDGE Berkeley Way Affordable is part of a larger project, the Berkeley Way Hope Center, which is comprised of three separate program uses, all within one building envelope with three separate air rights parcels:

- BRIDGE Berkeley Way Affordable Housing Development: 89 units of affordable housing
- BFHP Hope Center Temporary Housing: 44 temporary housing beds, supportive services spaces and office suites
- BFHP Hope Center Permanent Supportive Housing: 53 units of permanent supportive housing.

Berkeley Way Affordable will be a six-story building. It will consist of two levels of concrete construction, with four levels of wood frame construction above. The building will be certified under either the LEED or GreenPoint Rated sustainable building program. Because of the transit and amenity-rich location, the building will include no parking spaces. The ground floor will have shared community amenities such as a community room, bicycle parking, laundry room, as well as management and services offices and utilities. Of the 89 units, 88 units will be restricted to households earning 60% or less of the Area Median Income and one of the two-bedroom units will be an unrestricted manager's unit. This financing will create 88 units of affordable housing for the City of Berkeley for the next 55 years.

The City of Berkeley:

The City of Berkeley is a member of the CMFA and held a TEFRA hearing on September 10, 2019. Upon closing, the City is expected to receive approximately \$15,389 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:	\$ 37,335,000	\$ 4,001,000
Tranche B Financing:	\$ 0	\$ 1,447,000
Taxable Loan:	\$ 2,486,236	\$ 0
FHLB AHP:	\$ 880,000	\$ 880,000
Deferred Developer Fee:	\$ 0	\$ 982,254
Tax Credit Equity:	\$ 2,688,631	\$ 26,742,436
GP Equity:	\$ 0	\$ 3,344,377
HCD AHSC:	\$ 0	\$ 11,279,500
Alameda County A1:	\$ 12,172,804	\$ 12,172,804
City of Berkeley:	<u>\$ 5,468,100</u>	<u>\$ 5,468,100</u>
Total Sources:	\$ 61,030,771	\$ 66,317,471

Uses of Funds:

Land Acquisition:	\$ 158,064
New Construction:	\$ 42,944,538
Architectural & Engineering:	\$ 2,877,238
Legal & Professional:	\$ 43,125
Construction Interest & Fees:	\$ 5,121,551
Permanent Financing:	\$ 305,296
Developer Costs	\$ 5,600,000
Reserves:	\$ 476,075
Hard Cost Contingency:	\$ 2,702,949
Other Costs*:	<u>\$ 6,088,635</u>
Total Uses:	\$ 66,317,471

Terms of Transaction:

Amount:	\$42,000,000
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	March 2020

Public Benefit:

A total of 88 households will be able to enjoy high quality, independent, affordable housing in the City of Berkeley, California for the next 55 years.

Percent of Restricted Rental Units in the Project: 100%
61% (54 Units) restricted to 50% or less of area median income households; and
39% (34 Units) restricted to 60% or less of area median income households
Unit Mix: Studio, 1- and 2-bedroom units
Term of Restriction: 55 years

Finance Team:

Lender:	Wells Fargo, N.A.
Bond Counsel:	Quint & Thimmig LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Sheppard, Mullin, Richter & Hampton LLP
Borrower Counsel:	Goldfarb and Lipman LLP
Financial Advisor:	Community Economics, Inc.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$42,000,000 for BRIDGE Berkeley Way Apartments affordable multi-family housing facility located in the City of Berkeley, County of Alameda, California.

*Other Costs: These are costs that are categorized by CDLAC as “Other Costs” and 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.

**The information mandated by California Government Code Section 5852.1, including the true interest cost, finance charge, amount of proceeds received from the sale, and the total payment amount to final maturity is attached to this report



BLOOM AT MAGNOLIA APARTMENTS SUMMARY AND RECOMMENDATIONS

Applicant:	LINC Housing Corporation
Action:	Final Resolution
Amount:	\$15,000,000
Purpose:	Finance Affordable Multi-Family Rental Housing Facility Located in the City of Long Beach, Los Angeles County, California
Activity:	Affordable Housing
Meeting:	February 21, 2020

Background:

LINC Housing (“LINC”) has a 31-year history of creating communities for thousands of families and seniors throughout California. LINC is committed to building and preserving housing that is affordable, environmentally sustainable, and a catalyst for community improvement. Through their “LINC Cares” program, they are also providing life-enhancing services that improve the quality of life for our residents.

LINC Housing and LINC Cares remain committed to their overall goal of serving California communities through housing. Now more than ever, they are focused on helping their residents through these difficult times and finding new and creative ways to keep building and preserving affordable homes. They will accomplish their goals by implementing the following strategies:

- Develop and construct new affordable housing for seniors, families and special needs populations
- Protect California’s affordable housing supply through purchase of existing rentals
- Develop sustainable urban in-fill, mixed-use, and transit-oriented properties
- Retrofit existing affordable housing to create energy savings, healthful living environments, and positive environmental impact
- Provide supportive services that enhance the lives of our residents
- Advocate strong public policy for affordable housing

The Project:

The Bloom & Magnolia Apartments project is the new construction of a 40-unit affordable multi-family housing development. The project is a four-story apartment building composed of 39 one-bedroom units and 1 two-bedroom manager's unit located at 460 W. Pacific Coast Highway, Long Beach, CA. Amenities will include community space, offices, parking, on-site laundry facilities, elevator access, and common outdoor space. This financing will create 39 units of affordable housing for the City of Long Beach for the next 55 years.

The City of Long Beach:

The City of Long Beach is a member of the CMFA and held a TEFRA hearing on May 28, 2019. Upon closing, the City is expected to receive approximately \$8,950 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:	\$ 14,333,283	\$ 4,235,000
LP Tax Credit Equity:	\$ 742,540	\$ 8,865,399
LBCIC:	\$ 2,031,000	\$ 2,031,000
LACDA:	\$ 6,040,000	\$ 8,540,000
AHP Loan:	\$ 429,000	\$ 429,000
Accrued/ Deferred Interest:	\$ 309,440	\$ 309,440
Deferred Developer Fee:	\$ 850,399	\$ 850,399
Costs Deferred Until Conversion:	\$ 524,576	\$ 0
LBCIC Impact Fee Exemption:	\$ 219,000	\$ 219,000
GP Contribution:	\$ 100	\$ 100
Total Sources	\$ 25,479,338	\$ 25,479,338

Uses of Funds:	
Land Acquisition:	\$ 2,785,000
New Construction:	\$ 13,003,489
Developer Costs:	\$ 2,800,399
Architectural & Engineering:	\$ 1,395,000
Legal Fees:	\$ 140,000
Financing Fees:	\$ 1,828,932
Hard Cost Contingency:	\$ 1,109,328
Other Soft Costs*:	\$ 2,261,364
Reserves:	\$ 155,826
Total Uses:	\$ 25,479,338

Terms of Transaction:

Amount:	\$14,333,283
Maturity:	17 years
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	February 2020

Public Benefit:

A total of 39 households will be able to enjoy high quality, independent, affordable housing in the City of Long Beach, California for the next 55 years.

Percent of Restricted Rental Units in the Project: 100%

100% (39 Units) restricted to 50% or less of area median income households

Unit Mix: 1- bedroom units

Term of Restriction: 55 years

Finance Team:

Lender:	MUFG Union Bank, N.A.
Bond Counsel:	Jones Hall, APLC
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	Rutan & Tucker
Borrower Counsel:	Carle, Mackie, Power & Ross LLP
Financial Advisor:	California Housing Partnership Corporation

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution of \$15,000,000 for the Bloom at Magnolia Apartments affordable multi-family housing facility located in the City of Long Beach, 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.

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CLAREMONT GRADUATE UNIVERSITY PROJECT SUMMARY AND RECOMMENDATIONS

Applicant:	P3 Claremont Holdings, LLC
Action:	Final Resolution
Amount:	\$37,000,000
Purpose:	Finance the Acquisition and Equipping of a Student Housing Facility, located in the City of Claremont, Los Angeles County, California.
Activity:	Student Housing
Meeting:	February 21, 2020

Previously Approval: November 15, 2019

This project was previously approved by the CMFA Board on November 15, 2019. Since this approval there has been a change to the nonprofit group. A final resolution will need to be approved to name the correct nonprofit.

Background:

P3 Claremont Holdings, LLC (the “Borrower”) is a single member limited liability company organized and existing under the laws of the State of California (the “State”). P3 Foundation, Inc. (the “Foundation”) is the sole member of the Borrower. The Foundation is a North Carolina nonprofit corporation, that has received a determination letter from the Internal Revenue Service dated March 26, 2018, recognizing the Foundation as exempt from taxation under §501(a) of the Internal Revenue Code of 1986, as amended (the “Code”).

The Foundation, incorporated on July 6, 2017, is a nonprofit, nonstock corporation. The charitable activities of the Foundation include lessening the burdens of government and will be primarily conducted through separate single member limited liability companies established or to be established by the Foundation and of which the Foundation is or will be the sole member. Each of the limited liability companies established or to be established by the Foundation (including the Borrower) is or will be dedicated to a specific, limited purpose and project, and holds or will hold only the assets utilized in conducting operations for that purpose and for that project, and incurs or will incur liabilities solely in connection with the ownership, management, and operation of that specific project.

To the date hereof, the Foundation has undertaken a single project for Franklin & Marshall College in Lancaster, Pennsylvania.

The Project:

The proceeds of the Housing Facility Bonds will be loaned to a limited liability company (“Housing Facility Borrower”), a single-member limited liability company that is disregarded for federal income tax purposes and whose sole member will be P3 Foundation Inc. (the “Corporation”), a North Carolina charitable or religious corporation (or any successor or assigns thereto), pursuant to a Loan Agreement (the “Housing Facility Loan”). The proceeds of the Housing Facility Loan will be applied to: (i) finance the acquisition of an approximately 158 unit student, housing facility, including the buildings, furniture, fixtures, and equipment therefor (together with associated site development and various related amenities and improvements, the “Housing Facility”), located at 1415 N. College Avenue, Claremont, California, 91711 on the campus of the Claremont Graduate University (“CGU”) in the City of Claremont, California, (ii) to fund interest on the Housing Facility Bonds, (iii) to fund a debt service reserve fund for the Housing Facility Bonds, and (iv) to fund the costs of issuing the Housing Facility Bonds. The Housing Facility Borrower will be the legal owner of the Housing Facility; however, the Corporation will be the true beneficial party of interest since the Housing Facility Borrower is a disregarded entity for federal tax purposes.

The City of Claremont:

The City of Claremont is a member of the CMFA and is scheduled to hold a TEFRA hearing on March 10, 2020. Upon closing, the City is expected to receive approximately \$10,800 as part of the CMFA’s sharing of Issuance Fees.

Proposed Financing:

	Tax-Exempt Series 2020A	Taxable Series 2020B
Sources of Funds:		
Par Amount:	\$ 32,225,000.00	\$ 320,000.00
Premium:	\$ 3,059,064.40	\$ 0.00
Equity Contribution:	\$ 295,253.51	\$ 0.00
Total Sources:	\$ 35,579,317.91	\$ 320,000.00
Uses of Funds:		
Refunding Escrow for 2016B:	\$ 26,812,837.98	\$ 0.00
Project Costs:	\$ 3,250,000.00	\$ 0.00
Debt Service Reserve Fund:	\$ 2,130,000.00	\$ 0.00
Cap. Int. Fund (thru 7/1/21):	\$ 2,385,545.14	\$ 14,213.33
Cost of Issuance:	\$ 517,559.79	\$ 5,139.46
Underwriter’s Discount:	\$ 483,375.00	\$ 4,800.00
Equity Contribution (Excess COI):	\$ 0.00	\$ 295,253.51
Additional Proceeds:	\$ 0.00	\$ 593.70
Total Uses:	\$ 35,579,317.91	\$ 320,000.00

Terms of Transaction:

Amount:	\$37,000,000
Maturity:	June 2049
Collateral:	Gross Revenue Pledge, Deed of Trust
Bond Purchasers:	Public Offering; Institutional and Sophisticated Investors
Closing:	March 2020
Expected Rating:	Unrated

Public Benefit:

The 158-unit student, housing facility will help service the Claremont Colleges, Cal Poly Pomona, University of La Verne and Mount Sac CCD student populations.

Finance Team:

Seller:	Claremont Graduate University
Underwriter:	Hilltop Securities
Bond Counsel:	Nixon Peabody LLP
Issuer's Counsel:	Jones Hall, APLC
Underwriter's Counsel:	Haynsworth Sinkler Boyd
GCU Financial Advisor:	Piedmont Securities LLC
Borrower's Counsel:	Ryley Carlock & Applewhite, APC
Trustee:	Wilmington Trust

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve a Final Resolution authorizing the issuance of revenue bonds in an aggregate principal amount not to exceed \$37,000,000 for the Community Finance Corporation Project, City of Claremont, County of Los Angeles, California.

*The information mandated by California Government Code Section 5852.1, including the true interest cost, finance charge, amount of proceeds received from the sale, and the total payment amount to final maturity is attached to this report.



C-PACE AND PRIVATE PLACEMENTS PLACEMENT AGENT SUMMARY AND RECOMMENDATIONS

Applicant: CMFA C-PACE Administrators and Others

Action: Approve Westhoff, Cone & Holmstedt as Placement Agent and a Form of Placement Agent Agreement

Purpose: Provide for a Placement Agent on Certain C-PACE Transactions and Other Private Placements

Activity: CMFA PACE Program (Commercial) and Other Private Placements

Meeting: February 21, 2020

Background:

The CMFA has been asked by a number of bond counsel, PACE program administrators, broker-dealers and municipal advisors involved in the Programs, to enter into a placement agent relationship with Westhoff, Cone & Holmstedt, a duly registered broker-dealer qualified to act as placement agent in the Authority's Programs, and to approve the form of a placement agent agreement.

WCH was established in 1989, is located in Walnut Creek, CA and is registered with the Financial Industry Regulatory Authority ("FINRA") and the Securities and Exchange Commission ("SEC"). Mark Westhoff would be the primary representative of WCH.

WCH's primary duties would be:

- Participation in the sale and structuring of bonds, including the offering, solicitation and arrangement for the purchase of the bonds.
- Confirmation of investor suitability pursuant to applicable regulations and confirmation that any investor is an "accredited investor" as such term is defined in Rule 501(a) of SEC Regulation D, or a "Qualified Institutional Buyer" as defined in SEC Rule 144A.

WCH Compensation:

WCH will be compensated from proceeds of the bonds.

Public Benefit:

Engagement of a placement agent will ensure compliance with applicable law in connection with the sale of PACE and other bonds.

Recommendation:

The Executive Director recommends that the CMFA Board of Directors adopt a Resolution approving Westhoff Cone & Holmstedt as placement agent on private placements and approving a form of placement agent agreement.



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).

Index of Charities

Name	List Date	Page #
California Association of Food Banks	1/10/2020	1
Coachella Valley Rescue Mission	7/19/2019	2
Health Communication Research Institute, Inc.	1/10/2020	3
Hoops and Stars, Inc. (Hoopstars)	2/21/2020	4
Olive Crest	2/21/2020	5
Working Wardrobes for a New Start	2/21/2020	6

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 30,000 1/31/2020 List Date 1/10/2020

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 2016

Revenues:	Amount	%	Notes
Government/Earned	\$23,967,874	94.4%	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	1,428,189	5.6%	
Other	<u>2,387</u>	<u>0.0%</u>	
Total Revenue:	<u>\$25,398,450</u>	<u>100.0%</u>	
Expenses:			
Program	\$23,667,655	95.7%	
Administration	937,930	3.8%	
Fund Raising	<u>116,750</u>	<u>0.5%</u>	
Total Expenses:	<u>\$24,722,335</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$676,115</u>		
Net Assets:	<u>\$4,055,169</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;

Coachella Valley Rescue Mission

PO Box 10660

Indio , CA 92202

County

Riverside

www.cvrm.org

FEIN

95-2684844

Founded: 1972

Previous Donation: ☐ Yes ☒ No

List Date 7/19/2019

Mission:

Meeting basic needs for those in need. We provide 30,000+ meals each month. We shelter 300+ men, women and children in our Coachella Valley shelter each night. Since 2017, we've seen a 47% increase of individuals and families experiencing a housing crisis and in need of emergency services. Many women are escaping violence and abuse at home with young children; here, they find a safe refuge with plenty of room for their children too.

Impact:

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

Financial Information:

IRS Form 990 for FY 2017

Revenues:	Amount	%	Notes
Government/Earned	\$1,452,922	19.9%	
Contributions	5,589,004	76.6%	
Other	<u>254,022</u>	<u>3.5%</u>	
Total Revenue:	<u>\$7,295,948</u>	<u>100.0%</u>	
Expenses:			
Program	\$6,015,788	82.7%	
Administration	690,153	9.5%	
Fund Raising	<u>564,051</u>	<u>7.8%</u>	
Total Expenses:	<u>\$7,269,992</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$25,956</u>		
Net Assets:	<u>\$12,660,844</u>		

BOD: Joseph Hayes; Jim Parrish; Richard Twiss; Jeffishbein; Ernesto Rosales; Diane Busch; Matthew List; Connie Dorst; Jim Snellenberger; Larry Rogers

Health Communication Research Institute, Inc.

5025 J Street, Suite 311

Sacramento , CA 95815

County Sacramento

joshuashousehospice.org

FEIN

68-0195121

Founded: 1989

Previous Donation: ☐ Yes ☒ No

List Date 1/10/2020

Mission:

The Health Communication Research Institute, Inc. is a nonprofit established in 1989 with a commitment to reduce health disparities through community-based research and program development. In 2015, HCRI, Inc. narrowed its focus to better understanding the healthcare needs of the homeless population; developing programs to address those needs; and creating Joshua's House, a hospice house for the terminally ill homeless.

Impact:

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

Financial Information:

IRS Form 990EZ for 2017

Revenues:	Amount	%	Notes
Government/Earned			
Contributions	168,388	100.0%	
Other			
Total Revenue:	<u>\$168,388</u>	<u>100.0%</u>	
Expenses:			
Program	\$89,207	100.0%	
Administration			
Fund Raising			
Total Expenses:	<u>\$89,207</u>	<u>100.0%</u>	
Excess/(Deficit) of			
Revenues Over Expenses:	<u>\$79,181</u>		
Net Assets:	<u>\$93,881</u>		

BOD: Marlene M. von Friederichs-Fitzwater; Jose Martinez/ Mary Hartman Morris; Jean Wigglesworth; Richard Abrusci; Rachel Wickland; Linzy M. Davenport; Catherine Geraty Hoag; Holly Harper; Craig Dresang; Charlotte O. Norton; Kathy Marty; plus 3

Hoops and Stars, Inc. (Hoopstars)

2920 Terraza Place

Fullerton , CA 92835

County

Orange

hoopstarsbb.com

FEIN

20-0297811

Founded: 2004

Previous Donation: ☐ Yes ☒ No

List Date 2/21/2020

Mission:

To promote physical fitness and provide social forums for developmentally disabled children and adults. To provide avenues for participants and their families to increase their awareness of resources to address the legal, financial and social impacts facing the disabled community. To provide organized recreational activities for its participants. To develop the skills and knowledge of the game of basketball. To provide supportive services to the families and caregivers of the disabled community.

Impact:

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

Financial Information:

IRS Form 990-EZ 2018

Revenues:	Amount	%	Notes
Government/Earned	\$39,155	46.8%	
Contributions	44,589	53.2%	
Other			
Total Revenue:	<u>\$83,744</u>	<u>100.0%</u>	
Expenses:			
Program	\$56,041	100.0%	
Administration			
Fund Raising			
Total Expenses:	<u>\$56,041</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$27,703</u>		
Net Assets:	<u>\$71,303</u>		

BOD: Robin Preston; Dick Huebner; Kathy Campanelli; Shelby Young; Jim Rhoads; Debbie Vestal

Olive Crest
2130 E. Fourth Street, Suite 200

Santa Ana , CA 92705 County Orange

www.olivecrest.org

FEIN 95-2877102 Founded: 1978

Previous Donation: ☒ Yes ☐ No 10,000 11/16/2018 List Date 2/21/2020

Mission:

Operation Independence is a comprehensive program that provides foster youth 15-24 years of age with the support and training that is necessary to become independent and successful adults. Most American teenagers approach adulthood with a sense of pride and anticipation. Yet, for the 20,000 children that "age out" of the foster care system each year, a sense of anxiety and overwhelming fear is common. Most youth in foster care find themselves completely on their own and alone at age 18. These children are left struggling to meet basic needs and are at risk for disproportionately higher rates of unemployment/homelessness, substance abuse, and incarceration among other destructive life situations. Whether in foster care, group homes, transitional housing or living on their own, Operation Independence creates a personal relationship-based plan designed for each young adult's specific needs.

Impact:

A donation would assist the organization in this mission.

Financial Information: IRS Form 990 for FY 2018

Revenues:	Amount	%	Notes
Government/Earned	\$38,480,283	78.8%	
Contributions	10,273,296	21.0%	
Other	<u>56,006</u>	<u>0.1%</u>	
Total Revenue:	<u>\$48,809,585</u>	<u>100.0%</u>	
Expenses:			
Program	\$38,542,749	79.0%	
Administration	5,103,022	10.5%	
Fund Raising	<u>5,124,894</u>	<u>10.5%</u>	
Total Expenses:	<u>\$48,770,665</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$38,920</u>		
Net Assets:	<u>\$11,205,520</u>		

BOD: Pike Lambeth; Lucas Baerg; Stephanie Byerly; Joe Cesta; Dayna A. DeVito-Fleck; Lakeshia Dorsey; Mike Haddad; Jeff Mathews; William Potter; Jill Wallace; James Woodside

Working Wardrobes for a New Start

1851 Kettering Street

Irvine , CA 92614

County

Orange

www.workingwardrobes.org

FEIN

33-0669145

Founded: 2000

Previous Donation: ☐ Yes ☒ No

List Date 2/21/2020

Mission:

At Working Wardrobes, we do everything in our power to help men, women, young adults and veterans overcome difficult challenges so they can achieve the dignity of work. Our guiding philosophy is a belief that people are more powerful than the barriers they face and that all clients share a common desire to achieve success. The greatest measure of our success is hearing a client say "I got the job!"

We are accepting donations at our temporary location at the Goodwill Fitness Center located at 1601 E St Andrew Pl, Santa Ana, CA 92705.

Impact:

The organization recently suffered a warehouse fire and is in need of funds to continue their operation.

Financial Information: IRS Form 990 for FY 2017

Revenues:	Amount	%	Notes
Government/Earned	\$2,395,081	39.7%	The earned income includes sales from their inventory with a excess of revenues over expenses of \$1,526,494
Contributions	3,637,660	60.2%	
Other	<u>5,449</u>	<u>0.1%</u>	
Total Revenue:	<u>\$6,038,190</u>	<u>100.0%</u>	
Expenses:			
Program	\$3,600,713	85.2%	
Administration	414,424	9.8%	
Fund Raising	<u>212,345</u>	<u>5.0%</u>	
Total Expenses:	<u>\$4,227,482</u>	<u>100.0%</u>	
Excess/(Deficit) of Revenues Over Expenses:	<u>\$1,810,708</u>		
Net Assets:	<u>\$2,966,085</u>		

BOD: Justin Frame; Hugh Alexander; Mark Angelo; Alyson Barker; Carolyn Beaver; Coleen Bentley; Jim Bourne; Matt Clark; Dianne Ippolito; Cyndi Karapogosa; Mary McCarthy; Don Nguyen; Christine Ragos; Jerri Rosen; Doug Schulein; Rachel Svoboda; Zoe Vecchio

Food Bank	City	Counties Served	Executive Director/Contact	Contact the Food Bank
<u>Alameda County Community Food Bank</u>	Oakland	Alameda County	Suzan Bateson	(510) 635-3663
<u>ATCAA Food Bank - Tuolumne County</u>	Jamestown	Tuolumne County	Joe Tobin	(209) 984-3960
<u>Community Action Agency of Butte County - North State Food Bank</u>	Chico	Butte, Colusa, Glenn, Plumas, Sierra, and Tehama County	Tom Tenorio	(530) 712- 2600 ext. 3
<u>California Emergency Foodlink</u>	Sacramento	Sacramento County	John Healey	(916) 387-9000
<u>Central California Food Bank</u>	Fresno	Fresno County	Andy Souza	(559) 237-3663
<u>Community Action Partnership of Kern</u>	Bakersfield	Kern County	Jaime Orona	(661) 398-4520
<u>Community Action Partnership of San Bernardino County</u>	San Bernardino	San Bernardino County	Patricia Nickols-Butler	(909) 723-1514
<u>Community Action of Napa Valley Food Bank</u>	Napa	Napa County	Shirley King	(707) 253-6128
<u>Community Food Bank of San Benito County</u>	Hollister	San Benito County	Maria Lynn Thomas	(831) 637-0340
<u>Dignity Health Connected Living</u>	Redding	Shasta County	Shurla Lovejoy	(530) 226-3060
<u>Emergency Food Bank</u>	Stockton	San Joaquin County	Mary Ann Lucero	(209) 464-7369
<u>Feeding San Diego</u>	San Diego	San Diego County	Vince Hall	(858) 452-3663
<u>FIND - Food In Need of Distribution</u>	Indio	Riverside County	Debbie Espinosa	(760) 775-3663
<u>Food Bank Coalition of SLO</u>	San Luis Obispo	San Luis Obispo County	Kevin Drabinski	(805) 238-4664
<u>Food Bank of Contra Costa & Solano</u>	Concord	Contra Costa and Solano County	Larry Sly	(925) 676-7543

<u>Food Bank of El Dorado County</u>	Cameron Park	Alpine and El Dorado County	Mike Sproull	(530) 621-9950
<u>Food Bank for Monterey County</u>	Salinas	Monterey County	Melissa Kendrick	(831) 758-1523
<u>Food for People</u>	Eureka	Humboldt County	Anne Holcomb	(707) 445-3166
<u>FOOD Share of Ventura County</u>	Oxnard	Ventura County	Monica White	(805) 983-7100
<u>Foodbank of Santa Barbara</u>	Santa Barbara	Santa Barbara County	Erik Talkin	(805) 967-5741
<u>FoodLink for Tulare County</u>	Exeter	Tulare County	Nicole Celaya	(559) 651-3663
<u>Imperial Valley Food Bank</u>	El Centro	Imperial County	Sara Griffen	(760) 370-0966
<u>Interfaith Council of Amador</u>	Jackson	Amador County	Beth Stanton	(209) 267-9006
<u>The Jacobs & Cushman San Diego Food Bank</u>	San Diego	San Diego County	James Floros	(858) 527-1419
<u>Kings Community Action Organization</u>	Hanford	Kings County	Jeff Garner	(559) 582-4386
<u>Los Angeles Regional Food Bank</u>	Los Angeles	Los Angeles County	Michael Flood	(323) 234-3030
<u>Mendocino Food & Nutrition Program - The Fort Bragg Food Bank</u>	Fort Bragg	Mendocino County	Amanda Friscia	(707) 964-9404
<u>Merced County Food Bank</u>	Merced	Merced County	Bill Gibbs	(209) 726-3663
<u>Orange County Food Bank</u>	Garden Grove	Orange County	Mark Lowry	(714) 897-6670
<u>Placer Food Bank</u>	Roseville	Placer County	Dave Martinez	(916) 783-0481
<u>Redwood Empire Food Bank</u>	Santa Rosa	Sonoma County	David Goodman	(707) 523-7900

<u>The Resource Connection Food Bank</u>	San Andreas	Calaveras County	Tina Mather	(209) 754-1257
<u>Sacramento Food Bank and Family Services</u>	Sacramento	Sacramento County	Blake Young	(916) 456-1980
<u>SF-Marin Food Bank</u>	San Francisco	Marin and San Francisco County	Paul Ash	(415) 282-1900
<u>Second Harvest of Silicon Valley</u>	San Jose	Santa Clara and San Mateo County	Leslie Bacho	(650) 610-0800
<u>Second Harvest Food Bank San Joaquin & Stanislaus</u>	Manteca	San Joaquin and Stanislaus County	Mike Mallory	(209) 239-2091
<u>Second Harvest Food Bank Orange County</u>	Irvine	Orange County	Harald Herrmann	(949) 653-2900
<u>Second Harvest Food Bank Santa Cruz County</u>	Watsonville	Santa Cruz County	Willy Elliott-McCrea	(831) 722-7110
<u>Westside Food Bank</u>	Santa Monica	Los Angeles County	Bruce Rankin	(310) 828-6016
<u>Yolo Food Bank</u>	Woodland	Yolo County	Michael Bisch	(530) 668-0690
<u>Yuba-Sutter Food Bank</u>	Yuba City	Sutter and Yuba County	Joanne Ellis	(530) 673-3834

Donations as of 1/31/2020

